

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2a Boongarry Avenue, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,673,750

Property Type

House

Suburb

Blackburn

Period - From

01/04/2025

to

30/06/2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	25 The Avenue BLACKBURN 3130	\$2,157,000	04/06/2025
2	4 Goodwin St BLACKBURN 3130	\$2,270,000	14/05/2025
3	89 Pakenham St BLACKBURN 3130	\$2,297,000	29/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/07/2025 13:48



 4  3  2

Property Type: House

Agent Comments

Comparable Properties



25 The Avenue BLACKBURN 3130 (REI)

Agent Comments

 4  2  2

Price: \$2,157,000

Method: Auction Sale

Date: 04/06/2025

Property Type: House (Res)

Land Size: 766 sqm approx



4 Goodwin St BLACKBURN 3130 (VG)

Agent Comments

 4  -  -

Price: \$2,270,000

Method: Sale

Date: 14/05/2025

Property Type: House (Res)

Land Size: 697 sqm approx



89 Pakenham St BLACKBURN 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,297,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 624 sqm approx