

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

2 Oliver Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

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	111 Main St BLACKBURN 3130	\$1,905,500	25/06/2025
2	42 Bridgeford Av BLACKBURN NORTH 3130	\$2,000,000	28/05/2025
3	36 Glen Ebor Av BLACKBURN 3130	\$2,050,000	10/05/2025

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:

21/07/2025 23:02



5 3 2

Property Type: House
Land Size: 861 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
June quarter 2025: \$1,673,750

Comparable Properties



111 Main St BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,905,500
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 409 sqm approx



42 Bridgeford Av BLACKBURN NORTH 3130 (REI)

Agent Comments

5 2 2

Price: \$2,000,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: House (Res)
Land Size: 620 sqm approx



36 Glen Ebor Av BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$2,050,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 1008 sqm approx

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