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	2 Oliver Avenue, Blackburn Vic 3130
Including suburb and	
postcode	

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	Pro	perty 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

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 comparableproperties 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



JellisCraig









Property Type: House **Land Size:** 861 sqm approx

Agent Comments

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

Comparable Properties



111 Main St BLACKBURN 3130 (REI)

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Price: \$1,905,500 Method: Private Sale Date: 25/06/2025 Property Type: House

Land Size: 409 sqm approx

Agent Comments



42 Bridgeford Av BLACKBURN NORTH 3130 (REI)

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Price: \$2,000,000

Method: Sold Before Auction

Date: 28/05/2025

Property Type: House (Res) **Land Size:** 620 sqm approx

Agent Comments



36 Glen Ebor Av BLACKBURN 3130 (REI/VG)

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1



2

Price: \$2,050,000 **Method:** Auction Sale **Date:** 10/05/2025

Property Type: House (Res) Land Size: 1008 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700





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