

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

3/54 GARDENIA STREET BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

11/13 MAIN STREET BLACKBURN VIC 3130	-	16-Jan-24
6/13 MAIN STREET BLACKBURN VIC 3130	\$425,000	03-Apr-24
3/13 MAIN STREET BLACKBURN VIC 3130	\$427,000	29-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 10 April 2025

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**11/13 MAIN STREET BLACKBURN
VIC 3130**

 2  1  1

Sold Price

- Sold Date **16-Jan-24**

Distance **0.3km**



**6/13 MAIN STREET BLACKBURN
VIC 3130**

 2  1  1

Sold Price

\$425,000 Sold Date **03-Apr-24**

Distance **0.3km**



**3/13 MAIN STREET BLACKBURN
VIC 3130**

 2  1  1

Sold Price

\$427,000 Sold Date **29-Apr-24**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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