

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

1/25 GLEN EBOR AVENUE 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Blackburn

Period-from

20 Aug 2025

to

20 Feb 2026

Source

Cotality

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

2/149 SURREY ROAD BLACKBURN VIC 3130	\$890,000	06-Sep-25
4/160-162 SURREY ROAD BLACKBURN VIC 3130	\$900,000	27-Oct-25
2/9 ATHOL COURT BLACKBURN VIC 3130	\$892,000	12-Sep-25

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: 20 February 2026