

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

33 The Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$1,770,750 Property Type House Suburb Blackburn

Period - From 01/01/2026 to 31/03/2026 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	9 Larch St BLACKBURN 3130	\$2,775,000	14/03/2026
2	20 Naughton Gr BLACKBURN 3130	\$2,470,000	08/02/2026
3	30 Laburnum St BLACKBURN 3130	\$2,820,000	29/01/2026

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:

20/04/2026 11:10

Stephen Le Get

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

March quarter 2026: \$1,770,750



4 2 2

Property Type: House

Land Size: 996 sqm approx

Agent Comments

Comparable Properties



9 Larch St BLACKBURN 3130 (REI)

Agent Comments

5 4 2

Price: \$2,775,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 755 sqm approx



20 Naughton Gr BLACKBURN 3130 (REI/VG)

Agent Comments

5 4 2

Price: \$2,470,000

Method: Auction Sale

Date: 08/02/2026

Property Type: House (Res)

Land Size: 813 sqm approx



30 Laburnum St BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$2,820,000

Method: Private Sale

Date: 29/01/2026

Property Type: House

Land Size: 1297 sqm approx

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



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