

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

5 Naughton Grove, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Blackburn

Period - From 01/10/2025 to 31/12/2025 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 | 43 Main St BLACKBURN 3130 | \$1,755,000 | 26/10/2025 |
| 2 | 18 Central Rd BLACKBURN 3130 | \$1,735,000 | 22/10/2025 |
| 3 | 14 Myrtle Gr BLACKBURN 3130 | \$1,750,000 | 04/10/2025 |

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:

02/03/2026 11:52

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Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

December quarter 2025: \$1,640,000



 4  2  2

Property Type: House

Land Size: 1124 sqm approx

Agent Comments

Comparable Properties



43 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,755,000

Method: Auction Sale

Date: 26/10/2025

Property Type: House (Res)

Land Size: 794 sqm approx



18 Central Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,735,000

Method: Private Sale

Date: 22/10/2025

Property Type: House

Land Size: 918 sqm approx



14 Myrtle Gr BLACKBURN 3130 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,750,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 1011 sqm approx

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