

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

21 The Ridge, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,640,000

Property Type House

Suburb Blackburn

Period - From 01/01/2025

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	6 Norris Ct BLACKBURN 3130	\$1,905,000	12/12/2025
2	10 The Ridge BLACKBURN 3130	\$1,670,000	21/11/2025
3	32 Gardenia St BLACKBURN 3130	\$1,838,888	08/10/2025

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 10:34



5 3 3

Property Type: House

Land Size: 677 sqm approx

Agent Comments

Comparable Properties



6 Norris Ct BLACKBURN 3130 (REI/VG)

Agent Comments

5 3 1

Price: \$1,905,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Land Size: 833 sqm approx



10 The Ridge BLACKBURN 3130 (REI/VG)

Agent Comments

4 3 2

Price: \$1,670,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)

Land Size: 721 sqm approx



32 Gardenia St BLACKBURN 3130 (REI/VG)

Agent Comments

4 3 3

Price: \$1,838,888

Method: Private Sale

Date: 08/10/2025

Property Type: House (Res)

Land Size: 766 sqm approx