

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 7A Bridgeford Avenue, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Blackburn North

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	21 Glenview Rd DONCASTER EAST 3109	\$1,600,000	28/02/2026
2	65A Maggs St DONCASTER EAST 3109	\$1,660,000	26/11/2025
3	70 Roy St DONVALE 3111	\$1,635,000	03/10/2025

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: 05/03/2026 09:28



Property Type: House

Land Size: 333 sqm approx

Agent Comments

Comparable Properties



21 Glenview Rd DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



65A Maggs St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,660,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

Land Size: 385 sqm approx



70 Roy St DONVALE 3111 (REI/VG)

Agent Comments



Price: \$1,635,000

Method: Private Sale

Date: 03/10/2025

Property Type: Townhouse (Res)

Land Size: 336 sqm approx