

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,675,000

### 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	39 Goodwin St BLACKBURN 3130	\$1,700,000	13/12/2025
2	65A Maggs St DONCASTER EAST 3109	\$1,660,000	26/11/2025
3	2 Kent Cl BLACKBURN NORTH 3130	\$1,650,000	25/10/2025

**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:

30/03/2026 11:03



**Property Type:** House

**Land Size:** 333 sqm approx

Agent Comments

## Comparable Properties



**39 Goodwin St BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 307 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



**2 Kent Ct BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments



**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 669 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800