

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

1/43 Glen Ebor Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,260,000 Property Type Townhouse Suburb Blackburn

Period - From 14/02/2025 to 13/02/2026 Source Property Data

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	2/6 Charlton St BLACKBURN NORTH 3130	\$1,370,000	30/01/2026
2	2/13 Gardenia St BLACKBURN 3130	\$1,410,000	20/12/2025
3	18 Clare St BLACKBURN 3130	\$1,403,000	09/12/2025

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: 14/02/2026 18:22



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Property Type: Townhouse
Land Size: 355 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Townhouse Price
14/02/2025 - 13/02/2026: \$1,260,000

Comparable Properties



2/6 Charlton St BLACKBURN NORTH 3130 (REI)

Agent Comments

4 3 2

Price: \$1,370,000
Method: Private Sale
Date: 30/01/2026
Property Type: Townhouse (Single)



2/13 Gardenia St BLACKBURN 3130 (REI)

Agent Comments

3 1 1

Price: \$1,410,000
Method: Auction Sale
Date: 20/12/2025
Rooms: 10
Property Type: Unit



18 Clare St BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,403,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 252 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800