

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

2/31 Glen Ebor Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between

\$900,000

 &

\$990,000

Median sale price

Median price

\$770,500

 Property Type

Unit

 Suburb

Blackburn

Period - From

01/04/2025

 to

31/03/2026

 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	2/271 Springvale Rd NUNAWADING 3131	\$980,000	30/05/2026
2	15/231-239 Canterbury Rd BLACKBURN 3130	\$970,000	09/05/2026
3	20 Laughlin Av NUNAWADING 3131	\$972,500	25/02/2026

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:

25/06/2026 14:36

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending March 2026: \$770,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/271 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$980,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Unit

Land Size: 309 sqm approx



15/231-239 Canterbury Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Unit

Land Size: 276 sqm approx



20 Laughlin Av NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$972,500

Method: Sold Before Auction

Date: 25/02/2026

Property Type: Unit

Land Size: 292 sqm approx

Account - McGrath Blackburn | P: (03) 8843 0200



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