Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	56 Gardenia Street, Blackburn Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,150,000

Median sale price

Median price	\$1,673,750	Pro	perty Type	House		Suburb	Blackburn
Period - From	01/04/2025	to	30/06/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	2a Boongarry Av BLACKBURN 3130	\$2,212,500	23/08/2025
2	26 Halley St BLACKBURN 3130	\$2,010,000	16/08/2025
3	25 The Avenue BLACKBURN 3130	\$2,157,000	04/06/2025

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:	01/09/2025 10:41



Date of sale

McGrath

Peter Dragic 03 9877 1277 0432 151 700 peterdragic@mcgrath.com.au

Indicative Selling Price \$2,150,000 **Median House Price** June quarter 2025: \$1,673,750



Property Type: House Land Size: 1124 sqm approx

Agent Comments

Comparable Properties



2a Boongarry Av BLACKBURN 3130 (REI)

Price: \$2,212,500 Method: Auction Sale Date: 23/08/2025

Property Type: House (Res)

Agent Comments



26 Halley St BLACKBURN 3130 (REI)





Agent Comments

Price: \$2,010,000 Method: Auction Sale Date: 16/08/2025

Property Type: House (Res) Land Size: 1435 sqm approx

25 The Avenue BLACKBURN 3130 (REI/VG)





Agent Comments

Price: \$2,157,000 Method: Auction Sale Date: 04/06/2025

Property Type: House (Res) Land Size: 766 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613





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