

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 Sergeant Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$3,800,000

&

\$4,180,000

Median sale price

Median price \$652,000

Property Type Unit

Suburb Blackburn

Period - From 25/08/2024

to

24/08/2025

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		
3		

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:

25/08/2025 10:53

2 Sergeant Street, Blackburn Vic 3130

McGrath

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Indicative Selling Price

\$3,800,000 - \$4,180,000

Median Unit Price

25/08/2024 - 24/08/2025: \$652,000



Property Type: Land (Res)
Land Size: 1380 sqm approx
Agent Comments

Comparable Properties

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.

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



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