

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 Shaun Avenue, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,379,000

Property Type

House

Suburb

Blackburn South

Period - From

29/09/2024

to

28/09/2025

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	1 Lee Ann St BLACKBURN SOUTH 3130	\$1,125,000	20/09/2025
2	40 Romoly Dr FOREST HILL 3131	\$1,160,000	25/06/2025
3	79 Vicki St FOREST HILL 3131	\$1,180,000	05/04/2025

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:

29/09/2025 14:06

2 Shaun Avenue, Blackburn South Vic 3130



4 2 4

Rooms: 6
Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
29/09/2024 - 28/09/2025: \$1,379,000

Comparable Properties



1 Lee Ann St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 3

Price: \$1,125,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 581 sqm approx



40 Romoly Dr FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,160,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: House (Res)
Land Size: 604 sqm approx



79 Vicki St FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,180,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 537 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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