

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 GUNYAH ROAD BLACKBURN NORTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,088,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Blackburn North

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

4 BRENDALE AVENUE BLACKBURN NORTH VIC 3130	\$1,070,500	06-Sep-25
3 MORRIE CRESCENT BLACKBURN NORTH VIC 3130	\$1,000,000	14-Aug-25
20 OLWEN STREET NUNAWADING VIC 3131	\$1,100,000	20-Nov-25

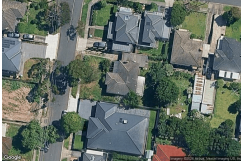
OR

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 6 months.~~

This Statement of Information was prepared on: 27 January 2026


**4 BRENDALE AVENUE
BLACKBURN NORTH VIC 3130**
 3  1  1

 Sold Price **\$1,070,500** Sold Date **06-Sep-25**

 Distance **0.49km**

**3 MORRIE CRESCENT BLACKBURN
NORTH VIC 3130**
 3  1  1

 Sold Price **\$1,000,000** Sold Date **14-Aug-25**

 Distance **1.92km**

**20 OLWEN STREET NUNAWADING
VIC 3131**
 3  1  2

 Sold Price **\$1,100,000** Sold Date **20-Nov-25**

 Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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