

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

3/34 BLIBURG STREET JACANA VIC 3047

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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Jacana

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/55 EMU PARADE JACANA VIC 3047	\$495,000	15-Jan-26
3/5 FRASER COURT JACANA VIC 3047	\$515,000	09-Aug-25
3/26 OSWAY STREET BROADMEADOWS VIC 3047	\$485,000	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: 08 February 2026



1/55 EMU PARADE JACANA VIC 3047

 2  1  1

Sold Price

^{RS} **\$495,000** Sold Date **15-Jan-26**

Distance **0.27km**



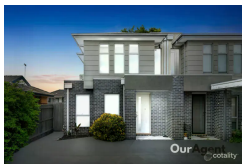
3/5 FRASER COURT JACANA VIC 3047

 2  1  1

Sold Price

\$515,000 Sold Date **09-Aug-25**

Distance **0.58km**



3/26 OSWAY STREET BROADMEADOWS VIC 3047

 2  1  1

Sold Price

\$485,000 Sold Date **20-Nov-25**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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