

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 Ashcroft Grove, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,380,500

Property Type House

Suburb Blackburn South

Period - From 01/07/2024

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	Price	Date of sale
1	9 Marama St BLACKBURN SOUTH 3130	\$2,075,000	13/09/2025
2	15 Abercromby Rd BLACKBURN SOUTH 3130	\$1,904,000	23/08/2025
3	1 Molleton St BLACKBURN 3130	\$1,915,000	26/07/2025

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:

15/09/2025 18:54



4 3 2

Property Type: House
Land Size: 568 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
Year ending June 2025: \$1,380,500

Comparable Properties



9 Marama St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$2,075,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 701 sqm approx



15 Abercromby Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,904,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 562 sqm approx



1 Molleton St BLACKBURN 3130 (REI)

Agent Comments

4 2 4

Price: \$1,915,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 869 sqm approx