

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

20 Central Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,770,750 Property Type House Suburb Blackburn

Period - From 01/01/2026 to 31/03/2026 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	27 Naughton Gr BLACKBURN 3130	\$1,595,000	09/05/2026
2	22 Gardenia St BLACKBURN 3130	\$2,006,000	07/02/2026
3	32 Gardenia St BLACKBURN 3130	\$1,838,888	08/10/2025

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: 19/05/2026 15:15



 3
  2
  3

Property Type: House
Land Size: 640 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

March quarter 2026: \$1,770,750

Comparable Properties



27 Naughton Gr BLACKBURN 3130 (REI)

Agent Comments

 3
  2
  2

Price: \$1,595,000
Method: Auction Sale
Date: 09/05/2026
Rooms: 7
Property Type: House (Res)
Land Size: 693 sqm approx



22 Gardenia St BLACKBURN 3130 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$2,006,000
Method: Auction Sale
Date: 07/02/2026
Rooms: 11
Property Type: House (Res)
Land Size: 766 sqm approx



32 Gardenia St BLACKBURN 3130 (REI/VG)

Agent Comments

 4
  3
  3

Price: \$1,838,888
Method: Private Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Account - Barry Plant | P: 03 9874 3355



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