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	30 Naughton Grove, Blackburn Vic 3130

Indicative selling price

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

Range between $2,150,000 & $2,250,000

Median sale price

Median price $1,650,000 Property Type House Suburb Blackburn

Period - From 01/01/2025 to 31/03/2025 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	24c Fuchsia St BLACKBURN 3130	$2,250,000	29/03/2025
2	8 Clarke St BLACKBURN 3130	$2,130,000	18/12/2024
3	27 Gerald St BLACKBURN 3130	$2,200,000	22/11/2024

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: 12/05/2025 16:17

30 Naughton Grove, Blackburn Vic 3130

BARRYPLANT



4 2 2

Property Type: House
Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price
$2,150,000 - $2,250,000
Median House Price
March quarter 2025: $1,650,000

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.

Comparable Properties



24c Fuchsia St BLACKBURN 3130 (REI)

4 2 2

Price: $2,250,000
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



8 Clarke St BLACKBURN 3130 (REI/VG)

5 2 4

Price: $2,130,000
Method: Private Sale
Date: 18/12/2024
Property Type: House
Land Size: 788 sqm approx

Agent Comments



27 Gerald St BLACKBURN 3130 (REI/VG)

4 2 2

Price: $2,200,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 627 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata.com.au

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