

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

2/229 Canterbury Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,090,000

Property Type

Townhouse

Suburb

Blackburn

Period - From

29/09/2025

to

28/09/2026

Source

Property Data

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	2/31 Glen Ebor Av BLACKBURN 3130	\$1,000,000	08/08/2026
2	1/88 Blackburn Rd BLACKBURN 3130	\$1,095,000	29/07/2026
3	15/231-239 Canterbury Rd BLACKBURN 3130	\$970,000	09/05/2026

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:

29/09/2026 13:48



 2  1  2

Rooms: 5
Property Type: Unit
Land Size: 438 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
29/09/2025 - 28/09/2026: \$1,090,000

Comparable Properties



2/31 Glen Ebor Av BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 08/08/2026
Property Type: Unit
Land Size: 314 sqm approx



1/88 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,095,000
Method: Private Sale
Date: 29/07/2026
Property Type: House
Land Size: 445 sqm approx



15/231-239 Canterbury Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$970,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit
Land Size: 276 sqm approx