

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 BLANCHE STREET ARDEER VIC 3022

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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Other

Suburb

Ardeer

Period-from

01 Jun 2025

to

31 May 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

22 YALLOURN STREET ARDEER VIC 3022	\$700,000	08-May-26

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: 03 June 2026

**22 YALLOURN STREET ARDEER
VIC 3022**

Sold Price

^{RS}**\$700,000**

Sold Date

08-May-26

2



1



1

Distance

0.15km**RS** = Recent sale**UN** = Undisclosed Sale

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