

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 2a Dewrang Crescent, Blackburn Vic 3130

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$770,500 Property Type Unit Suburb Blackburn

Period - From 01/04/2025 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	1/20 Service Rd BLACKBURN 3130	\$1,010,000	28/03/2026
2	1/16 Medway St BOX HILL NORTH 3129	\$1,126,000	14/03/2026
3	1a Larch St BLACKBURN 3130	\$1,005,000	16/02/2026

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: 01/06/2026 15:54



Rooms: 5

Property Type: Villa

Land Size: 275 sqm approx

Agent Comments

Comparable Properties



1/20 Service Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 215 sqm approx



1/16 Medway St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,126,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 328 sqm approx



1a Larch St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,005,000

Method: Private Sale

Date: 16/02/2026

Property Type: House (Res)

Land Size: 254 sqm approx