

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

6 VENTURA STREET BLACKBURN NORTH VIC 3130

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

\$2,200,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,415,000

Property type

House

Suburb

Blackburn North

Period-from

01 Jan 2025

to

01 Jul 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

7 SIMON STREET BLACKBURN NORTH VIC 3130	\$2,415,000	08-Mar-26
5 GUNYAH ROAD BLACKBURN NORTH VIC 3130	\$2,300,000	28-Feb-26
10 JULIE STREET BLACKBURN NORTH VIC 3130	\$2,458,000	06-Jun-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: 01 July 2026