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	20 Naughton Grove, Blackburn Vic 3130

Indicative selling price

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

Range between $2,600,000 & $2,750,000

Median sale price

Median price $1,626,000 Property Type House Suburb Blackburn

Period - From 01/10/2024 to 30/09/2025 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	14 Maple St BLACKBURN 3130	$2,600,000	18/11/2025
2	115 Lake Rd BLACKBURN 3130	$2,530,000	21/08/2025
3	30 Naughton Gr BLACKBURN 3130	$2,500,000	31/05/2025

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: 21/11/2025 11:35

20 Naughton Grove, Blackburn Vic 3130

Stefan Cook
0423 858 058
stefan@heavyside.co



5 4 2

Property Type: House
Land Size: 813 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,750,000
Median House Price
Year ending September 2025: $1,626,000

Comparable Properties



14 Maple St BLACKBURN 3130 (REI)

5 3 6

Price: $2,600,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 998 sqm approx

Agent Comments



115 Lake Rd BLACKBURN 3130 (REI/VG)

5 2 2

Price: $2,530,000
Method: Auction Sale
Date: 21/08/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



30 Naughton Gr BLACKBURN 3130 (REI/VG)

4 2 2

Price: $2,500,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

Account - Heavyside

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