

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

2/3 ALDINGA STREET BLACKBURN SOUTH 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Blackburn South

Period-from

01 Oct 2024

to

30 Sep 2025

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

2/5 SHIELDS COURT BLACKBURN SOUTH VIC 3130	\$1,725,000	05-Jul-25
26 ELEY ROAD BURWOOD EAST VIC 3151	\$2,055,000	30-Aug-25

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: 31 October 2025

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**2/5 SHIELDS COURT BLACKBURN
SOUTH VIC 3130**

Sold Price

\$1,725,000

Sold Date

05-Jul-25



5



6



2

Distance

0.95km



**26 ELEY ROAD BURWOOD EAST
VIC 3151**

Sold Price

^{RS}

\$2,055,000

Sold Date

30-Aug-25



5



3



2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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