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	13 Virgillia Street, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,283,000 Property Type House Suburb Blackburn North

Period - From 01/10/2024 to 31/12/2024 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	10 Begonia Ct BLACKBURN NORTH 3130	$1,255,000	14/12/2024
2	5 Shafer Rd BLACKBURN NORTH 3130	$1,186,000	30/11/2024
3	88 Shafer Rd BLACKBURN NORTH 3130	$1,200,500	30/11/2024

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: 18/02/2025 10:43

13 Virgillia Street, Blackburn North Vic 3130

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Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2024: $1,283,000

Comparable Properties



10 Begonia Ct BLACKBURN NORTH 3130 (REI)

3 1 2

Price: $1,255,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 798 sqm approx

Agent Comments



5 Shafer Rd BLACKBURN NORTH 3130 (REI)

3 1 2

Price: $1,186,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



88 Shafer Rd BLACKBURN NORTH 3130 (REI)

3 1 2

Price: $1,200,500
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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