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	11 Marilyn Court, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,250,000 & $1,320,000

Median sale price

Median price $1,405,000 Property Type House Suburb Blackburn North

Period - From 01/01/2025 to 31/03/2025 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	9 Katrina St BLACKBURN NORTH 3130	$1,300,000	17/04/2025
2	51 Morrie Cr BLACKBURN NORTH 3130	$1,366,100	01/03/2025
3	22 Gunyah Rd BLACKBURN NORTH 3130	$1,275,000	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: 22/05/2025 15:12

11 Marilyn Court, Blackburn North Vic 3130



3 2 2

Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,320,000
Median House Price
March quarter 2025: $1,405,000

Comparable Properties

9 Katrina St BLACKBURN NORTH 3130 (REI)

3 1 2

Agent Comments

Price: $1,300,000
Method:
Date: 17/04/2025
Property Type: House
Land Size: 581 sqm approx



51 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)

3 1 4

Agent Comments

Price: $1,366,100
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 603 sqm approx



22 Gunyah Rd BLACKBURN NORTH 3130 (REI/VG)

3 1 1

Agent Comments

Price: $1,275,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Harcourts Vermont South | P: 03 98861008

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