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	1b Handley Court, Blackburn North Vic 3130

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $937,500 Property Type Unit Suburb Blackburn North

Period - From 01/10/2025 to 31/12/2025 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	5 Elmhurst Rd BLACKBURN 3130	$1,000,000	17/12/2025
2	13 Essex St BLACKBURN NORTH 3130	$888,000	02/12/2025
3	2 Killeen Av BLACKBURN NORTH 3130	$1,010,000	29/11/2025

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: 02/02/2026 10:04

1b Handley Court, Blackburn North Vic 3130

Mark Purdey
0428 946 683
markpurdey@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
December quarter 2025: $937,500

Comparable Properties



5 Elmhurst Rd BLACKBURN 3130 (REI)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 344 sqm approx

Agent Comments



13 Essex St BLACKBURN NORTH 3130 (REI)

3 1 1

Price: $888,000
Method: Private Sale
Date: 02/12/2025
Property Type: House
Land Size: 362 sqm approx

Agent Comments



2 Killeen Av BLACKBURN NORTH 3130 (REI)

3 2 1

Price: $1,010,000
Method: Private Sale
Date: 29/11/2025
Property Type: House
Land Size: 539 sqm approx

Agent Comments

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

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