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 Sussex Street, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,200,000 & $1,290,000

Median sale price

Median price $1,480,000 Property Type House 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	2 Gunyah Rd BLACKBURN NORTH 3130	$1,122,000	21/02/2026
2	16 Jessie St BLACKBURN NORTH 3130	$1,150,000	18/10/2025
3			

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: 19/03/2026 14:48

20 Sussex Street, Blackburn North Vic 3130

JellisCraig

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Indicative Selling Price
$1,200,000 - $1,290,000
Median House Price
December quarter 2025: $1,480,000



Property Type: Land (Res)
Land Size: 637 sqm approx

Agent Comments

Comparable Properties



2 Gunyah Rd BLACKBURN NORTH 3130 (REI)

3 1 1

Price: $1,122,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments



16 Jessie St BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Price: $1,150,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

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.

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