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	8 Vivian Street, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,415,000 Property Type House Suburb Blackburn North

Period - From 01/07/2025 to 30/06/2026 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	12 Elizabeth St BOX HILL NORTH 3129	$1,649,000	08/08/2026
2	5A Merle St BLACKBURN NORTH 3130	$1,432,000	21/04/2026
3	2a Grosvenor St BLACKBURN NORTH 3130	$1,467,500	21/03/2026

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: 20/08/2026 17:24

8 Vivian Street, Blackburn North Vic 3130

Frank Perri
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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending June 2026: $1,415,000

Comparable Properties



12 Elizabeth St BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,649,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)

Agent Comments



5A Merle St BLACKBURN NORTH 3130 (REI)

3 2 2

Price: $1,432,000
Method: Sold Before Auction
Date: 21/04/2026
Property Type: Townhouse (Res)

Agent Comments



2a Grosvenor St BLACKBURN NORTH 3130 (REI/VG)

4 2 1

Price: $1,467,500
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 398 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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