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	33A PETER AVENUE BLACKBURN NORTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$840,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,415,000	Property type	House	Suburb	Blackburn North
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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 6 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
2/75 RENSHAW STREET DONCASTER EAST VIC 3109	$841,000	11-Apr-26
12/12 JOHN STREET BLACKBURN VIC 3130	$850,000	11-Apr-26
1/25 GLEN EBOR AVENUE BLACKBURN VIC 3130	$900,000	21-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 09 May 2026

OBrien Real Estate

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2/75 RENSHAW STREET DONCASTER EAST VIC 3109

2 2 2

Sold Price RS $841,000 Sold Date 11-Apr-26

Distance 1.89km



12/12 JOHN STREET BLACKBURN VIC 3130

2 1 2

Sold Price RS $850,000 Sold Date 11-Apr-26

Distance 0.96km



1/25 GLEN EBOR AVENUE BLACKBURN VIC 3130

2 1 2

Sold Price RS $900,000 Sold Date 21-Mar-26

Distance 1.64km

RS = Recent sale **UN** = Undisclosed Sale

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