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	3 Mitchell Street, Blackburn North Vic 3130

Indicative selling price

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

Single price $1,280,000

Median sale price

Median price $1,283,000 Property Type House Suburb Blackburn North

Period - From 01/10/2024 to 31/12/2024 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	62 Hibiscus Rd BLACKBURN NORTH 3130	$1,270,000	02/12/2024
2	44 Morrie Cr BLACKBURN NORTH 3130	$1,268,000	01/11/2024
3	106 Shafer Rd BLACKBURN NORTH 3130	$1,306,000	26/10/2024

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: 24/02/2025 13:26

3 Mitchell Street, Blackburn North Vic 3130

Lachlan Walker
03 9908 5700
0488 345 955
lachlanwalker@jelliscraig.com.au



4 2 3

Property Type: House
Land Size: 757 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000
Median House Price
December quarter 2024: $1,283,000

Comparable Properties



62 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

3 1 2

Price: $1,270,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 585 sqm approx

Agent Comments



44 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Price: $1,268,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments



106 Shafer Rd BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Price: $1,306,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

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

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