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	114 Shafer Road, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,411,000 Property Type House Suburb Blackburn North

Period - From 01/04/2025 to 30/06/2025 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	79 Koonung Rd BLACKBURN NORTH 3130	$1,625,500	24/05/2025
2	37 Bridgeford Av BLACKBURN NORTH 3130	$1,650,000	20/03/2025
3	5 Begonia Ct BLACKBURN NORTH 3130	$1,655,000	15/03/2025

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: 12/08/2025 16:49

114 Shafer Road, Blackburn North Vic 3130

JellisCraig

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
June quarter 2025: $1,411,000



4 2 2

Property Type: House
Land Size: 588 sqm approx

Agent Comments

Comparable Properties



79 Koonung Rd BLACKBURN NORTH 3130 (REI/VG)

4 2 3

Price: $1,625,500
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments



37 Bridgeford Av BLACKBURN NORTH 3130 (REI/VG)

4 2 1

Price: $1,650,000
Method: Auction Sale
Date: 20/03/2025
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments



5 Begonia Ct BLACKBURN NORTH 3130 (REI/VG)

3 3 2

Price: $1,655,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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