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	4 Kurrajong Way, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,260,000 Property Type Townhouse Suburb Blackburn North

Period - From 31/10/2024 to 30/10/2025 Source Property Data

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	2A Erli Ct BLACKBURN 3130	$1,120,000	10/09/2025
2	26a Esdale St BLACKBURN 3130	$1,190,000	06/09/2025
3	20a Rialton Av BLACKBURN NORTH 3130	$1,260,000	23/08/2025

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: 31/10/2025 13:36

4 Kurrajong Way, Blackburn North Vic 3130

Brett Philipp
0425 756 789
brett.philipp@marshallwhite.com.au



3 2 2

Rooms: 10
Property Type: House
Land Size: 392 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
31/10/2024 - 30/10/2025: $1,260,000

Comparable Properties



2A Erli Ct BLACKBURN 3130 (REI)

3 1 2

Price: $1,120,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)
Land Size: 243 sqm approx

Agent Comments



26a Esdale St BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,190,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments



20a Rialton Av BLACKBURN NORTH 3130 (REI/VG)

3 2 2

Price: $1,260,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Unit
Land Size: 447 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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