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	18 Diana Drive, Blackburn North Vic 3130

Indicative selling price

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

Single price $1,699,500

Median sale price

Median price $1,368,500 Property Type House Suburb Blackburn North

Period - From 01/10/2024 to 30/09/2025 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	23 Primrose St BLACKBURN NORTH 3130	$1,670,000	22/11/2025
2	20 Kerr St BLACKBURN 3130	$1,652,888	17/11/2025
3	24 Raymond St BLACKBURN NORTH 3130	$1,778,000	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: 29/11/2025 12:57

18 Diana Drive, Blackburn North Vic 3130

JellisCraig

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price
$1,699,500
Median House Price
Year ending September 2025: $1,368,500

Comparable Properties



23 Primrose St BLACKBURN NORTH 3130 (REI)

4 2 2

Price: $1,670,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



20 Kerr St BLACKBURN 3130 (REI)

5 2 3

Price: $1,652,888
Method: Private Sale
Date: 17/11/2025
Property Type: House
Land Size: 641 sqm approx

Agent Comments



24 Raymond St BLACKBURN NORTH 3130 (REI/VG)

4 2 2

Price: $1,778,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 959 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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