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	6 Norris Court, Blackburn Vic 3130

Indicative selling price

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

Single price $1,980,000

Median sale price

Median price $1,602,000 Property Type House Suburb Blackburn

Period - From 29/11/2024 to 28/11/2025 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	32 Gardenia St BLACKBURN 3130	$1,838,888	08/10/2025
2	12 Oliver Av BLACKBURN 3130	$2,035,000	17/09/2025
3	4 Naughton Gr BLACKBURN 3130	$1,899,000	08/09/2025

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 12:46

6 Norris Court, Blackburn Vic 3130

JellisCraig

Miranda Bailey
9908 5700
0431 535 009
mirandabailey@jelliscraig.com.au



5 3 1

Property Type: House
Land Size: 833 sqm approx

Agent Comments

Indicative Selling Price
$1,980,000
Median House Price
29/11/2024 - 28/11/2025: $1,602,000

Comparable Properties



32 Gardenia St BLACKBURN 3130 (REI)

4 3 3

Price: $1,838,888
Method: Private Sale
Date: 08/10/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



12 Oliver Av BLACKBURN 3130 (REI/VG)

4 2 2

Price: $2,035,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 860 sqm approx

Agent Comments



4 Naughton Gr BLACKBURN 3130 (REI/VG)

4 2 2

Price: $1,899,000
Method: Private Sale
Date: 08/09/2025
Property Type: House
Land Size: 804 sqm approx

Agent Comments

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

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