

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

1 Primrose Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Blackburn North

Period - From 01/01/2025 to 31/12/2025 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	45 Kerrimuir St BOX HILL NORTH 3129	\$1,295,000	28/02/2026
2	147 Springfield Rd BLACKBURN NORTH 3130	\$1,275,000	11/10/2025
3	13 Sheila St BLACKBURN NORTH 3130	\$1,385,000	11/10/2025

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:

17/03/2026 15:03



Property Type: House (Previously Occupied - Detached)
Land Size: 653 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending December 2025: \$1,450,000

Comparable Properties



45 Kerrimuir St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,295,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 628 sqm approx



147 Springfield Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,275,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 660 sqm approx



13 Sheila St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,385,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 639 sqm approx

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