

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 9 Renfrew Street, Blackburn North Vic 3130

Indicative selling price

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

Single price \$1,695,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Blackburn North

Period - From 01/10/2025 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	27 Charlton St BLACKBURN NORTH 3130	\$1,625,000	28/02/2026
2	18 Diana Dr BLACKBURN NORTH 3130	\$1,700,000	03/12/2025
3	23 Primrose St BLACKBURN NORTH 3130	\$1,670,000	22/11/2025

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.~~

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Indicative Selling Price

\$1,695,000

Median House Price

December quarter 2025: \$1,480,000



 4  2  4

Property Type: House

Land Size: 531 sqm approx

Agent Comments

Comparable Properties



27 Charlton St BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  1

Price: \$1,625,000

Method: Auction Sale

Date: 28/02/2026

Rooms: 9

Property Type: House (Res)

Land Size: 667 sqm approx



18 Diana Dr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 620 sqm approx



23 Primrose St BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,670,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 609 sqm approx

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