

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 9a Marilyn Court, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,411,500 Property Type House Suburb Blackburn North

Period - From 06/02/2025 to 05/02/2026 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	2/52 Franklin Rd DONCASTER EAST 3109	\$1,345,000	13/12/2025
2	4/3 Luckie St NUNAWADING 3131	\$1,200,000	13/12/2025
3	2a Douglas St BLACKBURN NORTH 3130	\$1,298,000	29/11/2025

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.~~

This Statement of Information was prepared on: 06/02/2026 15:02

9a Marilyn Court, Blackburn North Vic 3130



 4  3  2

Property Type: Townhouse
(Single)
Land Size: 306 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
06/02/2025 - 05/02/2026: \$1,411,500

Comparable Properties



2/52 Franklin Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,345,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Res)



4/3 Luckie St NUNAWADING 3131 (REI)

Agent Comments

 3  3  2

Price: \$1,200,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Townhouse (Single)



2a Douglas St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,298,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)
Land Size: 205 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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