

# 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

11 Blake Street, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,150,000

### 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	2 Gunyah Rd BLACKBURN NORTH 3130	\$1,122,000	21/02/2026
2	584 Middleborough Rd BLACKBURN NORTH 3130	\$1,030,000	17/12/2025
3	1 Downing St BLACKBURN 3130	\$1,180,000	16/12/2025

**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:

07/04/2026 11:08

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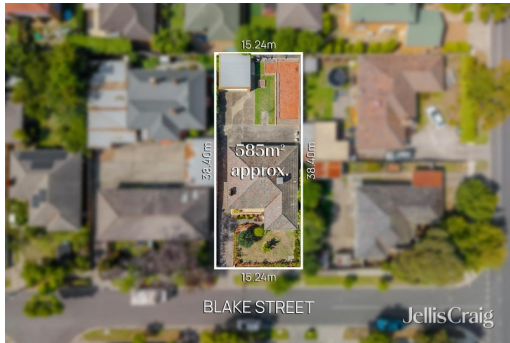
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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

December quarter 2025: \$1,480,000



**Property Type:**

Agent Comments

## Comparable Properties



**2 Gunyah Rd BLACKBURN NORTH 3130 (REI)**

Agent Comments



**Price:** \$1,122,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**584 Middleborough Rd BLACKBURN NORTH 3130 (VG)**

Agent Comments



**Price:** \$1,030,000

**Method:** Sale

**Date:** 17/12/2025

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**1 Downing St BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House

**Land Size:** 606 sqm approx

Account - Jellis Craig | P: 03 8841 4888



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