

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

1/27 ANNE STREET BLACKBURN NORTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,398,000

Property type

Townhouse

Suburb

Blackburn North

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

4 FRANCIS STREET BLACKBURN VIC 3130	\$1,572,000	08-Nov-25
2C JUNCTION ROAD BLACKBURN NORTH VIC 3130	\$1,480,000	30-Nov-25
123 JUNCTION ROAD NUNAWADING VIC 3131	\$1,605,000	20-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 17 February 2026



**4 FRANCIS STREET BLACKBURN
VIC 3130**

3 1 1

Sold Price **\$1,572,000** Sold Date **08-Nov-25**

Distance **0.98km**



**2C JUNCTION ROAD BLACKBURN
NORTH VIC 3130**

3 3 2

Sold Price **\$1,480,000** Sold Date **30-Nov-25**

Distance **0.47km**



**123 JUNCTION ROAD
NUNAWADING VIC 3131**

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Sold Price **\$1,605,000** Sold Date **20-Sep-25**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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