

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

18 Virgillia Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

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	22 Maude St BOX HILL NORTH 3129	\$2,360,000	27/11/2025
2	6 Ross St DONCASTER EAST 3109	\$2,366,688	21/11/2025
3	73 Katrina St BLACKBURN NORTH 3130	\$2,450,000	16/10/2025

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:

04/03/2026 10:55

Brenton Linmeiers

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

December quarter 2025: \$1,480,000



Property Type: House (New - Detached)

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



22 Maude St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$2,360,000

Method: Auction Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 590 sqm approx



6 Ross St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$2,366,688

Method: Private Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 361 sqm approx



73 Katrina St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$2,450,000

Method: Sold Before Auction

Date: 16/10/2025

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Marshall White | P: 03 9822 9999



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