

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

10 Strickland Court, 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 \$1,600,000 & \$1,700,000

### 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 five kilometres of the property for sale in the last 18 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 Strickland Ct BLACKBURN NORTH 3130	\$1,590,000	28/02/2026
2	27 Charlton St BLACKBURN NORTH 3130	\$1,625,000	28/02/2026
3	18 Diana Dr BLACKBURN NORTH 3130	\$1,700,000	03/12/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/03/2026 11:46



 4  2  2

**Property Type:** House  
**Land Size:** 697 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
December quarter 2025: \$1,480,000

## Comparable Properties



2 Strickland Ct BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  1

**Price:** \$1,590,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 705 sqm approx



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

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