

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

42 Katrina Street, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,150,000

&

\$1,265,000

Median sale price

Median price

\$1,283,000

Property Type

House

Suburb

Blackburn North

Period - From

01/10/2024

to

31/12/2024

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	35 Marshall Rd BOX HILL NORTH 3129	\$1,265,000	06/03/2025
2	10 Begonia Ct BLACKBURN NORTH 3130	\$1,255,000	14/12/2024
3	68 Koonung Rd BLACKBURN NORTH 3130	\$1,265,000	03/12/2024

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:

27/03/2025 09:34



4 1 2

Property Type: House
Land Size: 708 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
December quarter 2024: \$1,283,000

Comparable Properties



35 Marshall Rd BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 3

Price: \$1,265,000
Method: Private Sale
Date: 06/03/2025
Property Type: House
Land Size: 641 sqm approx



10 Begonia Ct BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,255,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 798 sqm approx



68 Koonung Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$1,265,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 430 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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