

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 \$1,360,000 & \$1,496,000

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	33 Morrie Cr BLACKBURN NORTH 3130	\$1,455,000	22/02/2025
2	9 Southey St BLACKBURN NORTH 3130	\$1,456,000	22/02/2025
3	7 Wilton St BLACKBURN NORTH 3130	\$1,399,000	23/01/2025

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: 24/02/2025 09:58

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Indicative Selling Price

\$1,360,000 - \$1,496,000

Median House Price

December quarter 2024: \$1,283,000



 4  1  2

Property Type: House (Res)

Land Size: 708 sqm approx

Agent Comments

Comparable Properties



33 Morrie Cr BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  1  2

Price: \$1,455,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)



9 Southey St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,456,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 639 sqm approx



7 Wilton St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  2

Price: \$1,399,000

Method: Auction Sale

Date: 23/01/2025

Property Type: House (Res)

Land Size: 754 sqm approx

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



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