

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

1/7 Verbena Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$760,000 & \$820,000

Median sale price

Median price \$796,750 Property Type Unit Suburb Blackburn North

Period - From 16/06/2024 to 15/06/2025 Source Property Data

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	65B Surrey Rd BLACKBURN NORTH 3130	\$788,000	01/04/2025
2	59 Surrey Rd BLACKBURN NORTH 3130	\$818,000	17/03/2025
3			

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: 16/06/2025 10:36

Elliot Kyriakou
03 9877 1277
0425 779 464

elliotkyriakou@mcgrath.com.au

Indicative Selling Price

\$760,000 - \$820,000

Median Unit Price

16/06/2024 - 15/06/2025: \$796,750



3 1 2

Property Type: House
Land Size: 316 sqm approx
Agent Comments

Comparable Properties



65B Surrey Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 2

Price: \$788,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)



59 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$818,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)

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.