

# 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

10 Marilyn 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

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,368,500

Property Type

House

Suburb

Blackburn North

Period - From

10/04/2025

to

09/10/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property      | Price       | Date of sale |
|-------------------------------------|-------------|--------------|
| 31 Hibiscus Rd, Blackburn North Vic | \$1,535,000 | 13/09/2025   |
| 8 Southey St, Blackburn North Vic   | \$1,501,000 | 09/08/2025   |
| 5 Brendale Av, Blackburn North Vic  | \$1,476,000 | 02/08/2025   |

This Statement of Information was prepared on:

10/10/2025