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

11 Marilyn Court, Blackburn North Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$1,250,000		&		\$1,320,0	00		
Median sale p	rice							
Median price	\$1,405,000	Pro	operty Type	Hous	se		Suburb	Blackburn North
Period - From	01/01/2025	to	31/03/2025		So	urce	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	9 Katrina St BLACKBURN NORTH 3130	\$1,300,000	17/04/2025
2	51 Morrie Cr BLACKBURN NORTH 3130	\$1,366,100	01/03/2025
3	22 Gunyah Rd BLACKBURN NORTH 3130	\$1,275,000	30/11/2024

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:

22/05/2025 15:12



Harcourts





Property Type: House (Res) **Land Size:** 590 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,320,000 Median House Price March quarter 2025: \$1,405,000

Comparable Properties

	9 Katrina St BLACKBURN NORTH 3130 (REI)	Agent Comments		
	1 2			
	Price: \$1,300,000			
	Method:			
	Date: 17/04/2025			
	Property Type: House			
	Land Size: 581 sqm approx			
	51 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)	Agent Comments		
-	1 0,550 , 4 €			
	Price: \$1,366,100			
	Method: Auction Sale			
A. B. Carton Station	Date: 01/03/2025			
	Property Type: House (Res)			
State 1	Land Size: 603 sqm approx			
	22 Gunyah Rd BLACKBURN NORTH 3130 (REI/VG)	Agent Comments		
Mudder State	1 - 1 - 3 1 1 1			
And Barrow Sale	Price: \$1,275,000			
New Provention	Method: Auction Sale			
19	Date: 30/11/2024			
C in the second	Property Type: House (Res)			
fulle P	Land Size: 585 sqm approx			

Account - Harcourts Vermont South | P: 03 98861008



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