

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

111A Koonung Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,296,000

Property Type House

Suburb Blackburn North

Period - From 25/07/2024

to

24/07/2025

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	2 Harcourt St BLACKBURN NORTH 3130	\$1,650,000	10/07/2025
2	23a Caroline Cr BLACKBURN NORTH 3130	\$1,620,000	28/06/2025
3	76 Dorking Rd BOX HILL NORTH 3129	\$1,655,000	29/03/2025

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:

25/07/2025 11:47



4 3 2

Property Type: House
Land Size: 318 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
25/07/2024 - 24/07/2025: \$1,296,000

Comparable Properties



2 Harcourt St BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,650,000
Method: Private Sale
Date: 10/07/2025
Property Type: Townhouse (Single)
Land Size: 350 sqm approx



23a Caroline Cr BLACKBURN NORTH 3130 (REI)

Agent Comments

4 3 2

Price: \$1,620,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 373 sqm approx



76 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 3 2

Price: \$1,655,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 329 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800