

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

2 SHAFER ROAD BLACKBURN NORTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$930,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,273,000

Property type

House

Suburb

Blackburn North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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 MALL COURT BLACKBURN NORTH VIC 3130	1020000	04-Apr-25

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 6 months.

This Statement of Information was prepared on: 30 July 2025

Janssen Xiang
P 03 9978 7872
M 0411659290
E janssen.xiang@janssenco.com.au



**1 MALL COURT BLACKBURN
NORTH VIC 3130**

 3  1  1

Sold Price **1020000** Sold Date **04-Apr-25**

Distance **0.03km**

RS = Recent sale **UN** = Undisclosed Sale

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