

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

23 Caroline Crescent, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,480,000 & \$1,600,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Blackburn North

Period - From 01/07/2024 to 30/06/2025 Source 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	1/48 Springfield Rd BLACKBURN 3130	\$1,513,000	14/06/2025
2	32 Renshaw St DONCASTER EAST 3109	\$1,495,000	26/04/2025
3	1/2 Doulton Rd BLACKBURN 3130	\$1,550,000	16/04/2025

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:

10/07/2025 09:33

23 Caroline Crescent, Blackburn North Vic 3130

McGrath

Ripple Wu

03 9889 8800

0433 903 099

ripplewu@mcgrath.com.au

Indicative Selling Price

\$1,480,000 - \$1,600,000

Median House Price

Year ending June 2025: \$1,300,000



4 3 2

Property Type: House

Agent Comments

Comparable Properties



1/48 Springfield Rd BLACKBURN 3130 (REI)

Agent Comments

4 2 2

Price: \$1,513,000

Method: Private Sale

Date: 14/06/2025

Property Type: Townhouse (Single)



32 Renshaw St DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,495,000

Method: Private Sale

Date: 26/04/2025

Property Type: Townhouse (Single)

Land Size: 298 sqm approx



1/2 Doulton Rd BLACKBURN 3130 (REI/VG)

Agent Comments

4 3 2

Price: \$1,550,000

Method: Private Sale

Date: 16/04/2025

Property Type: Townhouse (Single)

Land Size: 322 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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