

# 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 Marchiori Road, Blackburn North Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$980,000

&

\$1,050,000

### Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Blackburn North

Period - From

01/01/2025

to

31/03/2025

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 | 22 Blue Hills Av NUNAWADING 3131 | \$980,000   | 11/02/2025   |
| 2 | 140 Junction Rd NUNAWADING 3131  | \$1,050,000 | 14/12/2024   |
| 3 | 1 Wakefield St NUNAWADING 3131   | \$1,000,000 | 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:

15/04/2025 13:23



 2    1    2

**Property Type:** House  
**Land Size:** 615 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,050,000  
**Median House Price**  
March quarter 2025: \$1,405,000

## Comparable Properties



**22 Blue Hills Av NUNAWADING 3131 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 11/02/2025  
**Property Type:** House (Res)  
**Land Size:** 549 sqm approx



**140 Junction Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 14/12/2024  
**Property Type:** House  
**Land Size:** 747 sqm approx



**1 Wakefield St NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3    1    5

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx

**Account - Barry Plant** | P: 03 9842 8888