

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

31 Hibiscus Road, Blackburn North VIC 3130

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Blackburn North

Period - From

03/03/2025

to

02/09/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11 Marilyn Ct, Blackburn North Vic	\$1,250,000	17/06/2025
82 Katrina St, Blackburn North Vic	\$1,150,000	06/05/2025
34 Douglas St, Blackburn North Vic	\$1,290,000	03/07/2025

This Statement of Information was prepared on:

03/09/2025