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	9 Devon Drive, Blackburn North Vic 3130
Including suburb and	
postcode	
postodae	

Indicative selling price

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

Median sale price

Median price	\$1,415,000	Pro	perty Type	House		Suburb	Blackburn North
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	1 Haig Ct DONCASTER EAST 3109	\$1,105,000	08/11/2025
2	16 Jessie St BLACKBURN NORTH 3130	\$1,150,000	18/10/2025
3	147 Springfield Rd BLACKBURN NORTH 3130	\$1,275,000	11/10/2025

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:	12/11/2025 10:13













Property Type: House **Land Size:** 756 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price

September quarter 2025: \$1,415,000

Comparable Properties



1 Haig Ct DONCASTER EAST 3109 (REI)

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3





2

Agent Comments

Price: \$1,105,000 **Method:** Auction Sale **Date:** 08/11/2025

Property Type: House (Res) **Land Size:** 691 sqm approx



16 Jessie St BLACKBURN NORTH 3130 (REI)









Agent Comments

Agent Comments

Price: \$1,150,000 **Method:** Auction Sale **Date:** 18/10/2025

Property Type: House (Res) **Land Size:** 588 sqm approx



147 Springfield Rd BLACKBURN NORTH 3130 (REI)

3





1

Price: \$1,275,000 **Method:** Auction Sale **Date:** 11/10/2025

Property Type: House (Res) Land Size: 660 sqm approx

Account - VICPROP | P: 03 8888 1011





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