

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

23a Caroline Crescent, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Blackburn North

Period - From

01/04/2024

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	1/13 Selwyn St BLACKBURN 3130	\$1,405,000	06/06/2025
2	4/17 Elmhurst Rd BLACKBURN 3130	\$1,405,000	29/05/2025
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:

16/06/2025 22:25



4 3 2

Property Type:
Land Size: 373 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending March 2025: \$1,320,000

Comparable Properties



1/13 Selwyn St BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,405,000
Method: Private Sale
Date: 06/06/2025
Property Type: House



4/17 Elmhurst Rd BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,405,000
Method: Private Sale
Date: 29/05/2025
Property Type: Townhouse (Single)



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