

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 6 Kathleen Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,750,000 & \$1,880,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Blackburn North

Period - From 01/10/2025 to 31/12/2025 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	133 Springfield Rd BLACKBURN NORTH 3130	\$1,755,000	06/12/2025
2	18 Diana Dr BLACKBURN NORTH 3130	\$1,700,000	03/12/2025
3	24 Olwen St NUNAWADING 3131	\$1,840,000	14/10/2025

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: 05/03/2026 09:32



 5  2  2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



133 Springfield Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 5  3  5

Price: \$1,755,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 681 sqm approx



18 Diana Dr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 620 sqm approx



24 Olwen St NUNAWADING 3131 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,840,000

Method: Sold Before Auction

Date: 14/10/2025

Property Type: House (Res)

Land Size: 604 sqm approx