

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

75 Shafer Road, Blackburn North Vic 3130

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Blackburn North

Period - From

07/05/2025

to

06/05/2026

Source

Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	11 Blake St BLACKBURN NORTH 3130	\$1,170,000	02/05/2026
2	4 Renfrew St BLACKBURN NORTH 3130	\$1,052,500	21/03/2026
3	2 Gunyah Rd BLACKBURN NORTH 3130	\$1,122,000	21/02/2026

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

07/05/2026 14:53



**Property Type:** House

**Land Size:** 603 sqm approx

Agent Comments

## Comparable Properties



**11 Blake St BLACKBURN NORTH 3130 (REI)**

Agent Comments



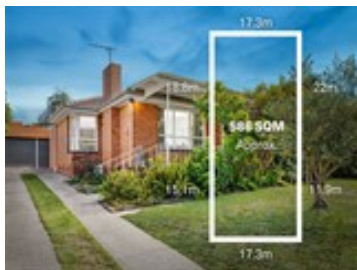
**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**4 Renfrew St BLACKBURN NORTH 3130 (REI)**

Agent Comments



**Price:** \$1,052,500

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**2 Gunyah Rd BLACKBURN NORTH 3130 (REI)**

Agent Comments



**Price:** \$1,122,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 591 sqm approx