

# 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

1 Justina Street, Blackburn 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 \$1,480,000 & \$1,580,000

### Median sale price

Median price \$1,770,750 Property Type House Suburb Blackburn

Period - From 01/01/2026 to 31/03/2026 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	9 Renfrew St BLACKBURN NORTH 3130	\$1,550,000	27/03/2026
2	26 Kerr St BLACKBURN 3130	\$1,500,000	28/02/2026
3	85 Koonung Rd BLACKBURN NORTH 3130	\$1,520,000	29/11/2025

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:

16/04/2026 10:21



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,480,000 - \$1,580,000

**Median House Price**

March quarter 2026: \$1,770,750

## Comparable Properties



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

Agent Comments



**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 27/03/2026

**Property Type:** House

**Land Size:** 531 sqm approx



**26 Kerr St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 641 sqm approx



**85 Koonung Rd BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments



**Price:** \$1,520,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 688 sqm approx