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	16 Devon Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,570,000 Property Type House Suburb Blackburn North

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	33a Rosella St DONCASTER EAST 3109	$1,813,000	14/03/2026
2	12 Broomhill Av BLACKBURN 3130	$1,816,000	28/02/2026
3	28 Olwen St NUNAWADING 3131	$1,965,000	21/02/2026

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: 19/05/2026 13:44

16 Devon Drive, Blackburn North Vic 3130

Luna Tian
03 9889 8800
0424990327
lunatian@mcgrath.com.au

5 2 2

Property Type: House
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
March quarter 2026: $1,570,000

Comparable Properties

33a Rosella St DONCASTER EAST 3109 (REI)

5 4 2

Price: $1,813,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House
Land Size: 341 sqm approx

Agent Comments

12 Broomhill Av BLACKBURN 3130 (REI/VG)

4 2 2

Price: $1,816,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 399 sqm approx

Agent Comments

28 Olwen St NUNAWADING 3131 (REI)

5 3 2

Price: $1,965,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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