

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

112A Koonung Road, Blackburn North Vic 3130

Indicative selling price

For the meaning of this price see 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 11/05/2025 to 10/05/2026 Source Property Data

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	12 Gunyah Rd BLACKBURN NORTH 3130	\$1,160,000	02/04/2026
2	18 Marchiori Rd BLACKBURN NORTH 3130	\$1,202,000	28/11/2025
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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: 11/05/2026 18:31



Property Type: House

Land Size: 312 sqm approx

Agent Comments

Comparable Properties



12 Gunyah Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 585 sqm approx



18 Marchiori Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,202,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 596 sqm approx

3 beds plus 4th bedroom or office

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.