

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

23 Harris Street, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,415,000

Property Type

House

Suburb

Blackburn North

Period - From

01/07/2025

to

30/06/2026

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	2 Hindon St BLACKBURN 3130	\$1,540,000	03/07/2026
2	3 Selwyn St BLACKBURN 3130	\$1,485,000	30/06/2026
3	3 Lawson St BLACKBURN 3130	\$1,527,500	22/05/2026

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:

03/09/2026 13:13



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Property Type: House (Previously Occupied - Detached)
Land Size: 403 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median House Price
 Year ending June 2026: \$1,415,000

Comparable Properties



2 Hindon St BLACKBURN 3130 (REI/VG)

Agent Comments

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Price: \$1,540,000
Method: Private Sale
Date: 03/07/2026
Property Type: House
Land Size: 602 sqm approx



3 Selwyn St BLACKBURN 3130 (REI)

Agent Comments

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Price: \$1,485,000
Method: Private Sale
Date: 30/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 612 sqm approx

3 Lawson St BLACKBURN 3130 (VG)

Agent Comments

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Price: \$1,527,500
Method: Sale
Date: 22/05/2026
Property Type: House (Res)
Land Size: 813 sqm approx

Account - McGrath Blackburn | P: 0398771277