

# 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 Hibiscus 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 \$1,000,000 & \$1,080,000

### Median sale price

Median price \$1,271,000 Property Type House Suburb Blackburn North

Period - From 16/06/2024 to 15/06/2025 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	43 Douglas St BLACKBURN NORTH 3130	\$1,051,000	12/04/2025
2	1 Mall Ct BLACKBURN NORTH 3130	\$1,020,000	03/04/2025
3			

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: 16/06/2025 10:32

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 3  1  2

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 584 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,080,000  
**Median House Price**  
16/06/2024 - 15/06/2025: \$1,271,000

## Comparable Properties



43 Douglas St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  3

**Price:** \$1,051,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House  
**Land Size:** 583 sqm approx



1 Mall Ct BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  1  1

**Price:** \$1,020,000  
**Method:** Sold Before Auction  
**Date:** 03/04/2025  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx

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.

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