

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

18 Marchiori 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

&

\$1,180,000

Median sale price

Median price

\$1,415,000

Property Type

House

Suburb

Blackburn North

Period - From

01/07/2025

to

30/09/2025

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	16 Jessie St BLACKBURN NORTH 3130	\$1,150,000	18/10/2025
2	55 Surrey Rd BLACKBURN NORTH 3130	\$1,170,000	21/06/2025
3	31 Robyn Dr NUNAWADING 3131	\$1,180,000	31/05/2025

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:

31/10/2025 10:33

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Indicative Selling Price

\$1,100,000 - \$1,180,000

Median House Price

September quarter 2025: \$1,415,000



Property Type: House

Land Size: 596 sqm approx

Agent Comments

Comparable Properties



16 Jessie St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 588 sqm approx



55 Surrey Rd BLACKBURN NORTH 3130 (VG)

Agent Comments



Price: \$1,170,000

Method: Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 766 sqm approx



31 Robyn Dr NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 592 sqm approx

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