

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

44 MARCHIORI ROAD BLACKBURN NORTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Blackburn North

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

28 RAYMOND STREET BLACKBURN NORTH VIC 3130	\$1,080,000	31-May-25
1/21 ANNE STREET BLACKBURN NORTH VIC 3130	\$1,070,000	10-May-25
2 LINDEN STREET BLACKBURN VIC 3130	\$1,115,000	26-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 18 June 2025

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**28 RAYMOND STREET
BLACKBURN NORTH VIC 3130**

3 1 2

Sold Price ^{RS} **\$1,080,000** ^{UN} Sold Date **31-May-25**

Distance **1.01km**



**1/21 ANNE STREET BLACKBURN
NORTH VIC 3130**

3 2 1

Sold Price ^{RS} **\$1,070,000** Sold Date **10-May-25**

Distance **1.09km**



**2 LINDEN STREET BLACKBURN VIC
3130**

3 1 1

Sold Price ^{RS} **\$1,115,000** Sold Date **26-Mar-25**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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