

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

114 Shafer Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,411,000

Property Type House

Suburb Blackburn North

Period - From 01/04/2025

to

30/06/2025

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	79 Koonung Rd BLACKBURN NORTH 3130	\$1,625,500	24/05/2025
2	37 Bridgeford Av BLACKBURN NORTH 3130	\$1,650,000	20/03/2025
3	5 Begonia Ct BLACKBURN NORTH 3130	\$1,655,000	15/03/2025

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:

21/07/2025 11:17



Property Type: House (Previously Occupied - Detached)

Land Size: 588 sqm approx

Agent Comments

Comparable Properties



79 Koonung Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,625,500

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 720 sqm approx



37 Bridgeford Av BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Auction Sale

Date: 20/03/2025

Property Type: House (Res)

Land Size: 605 sqm approx



5 Begonia Ct BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,655,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 604 sqm approx