

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

2 Morrie Crescent, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,120,000

&

\$1,180,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Blackburn North

Period - From 01/07/2024

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	82 Katrina St BLACKBURN NORTH 3130	\$1,150,000	06/05/2025
2	19 Windella Qdrnt DONCASTER 3108	\$1,138,000	01/03/2025
3	65 Morrie Cr BLACKBURN NORTH 3130	\$1,165,000	22/02/2025

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:

16/07/2025 17:01

2 Morrie Crescent, Blackburn North Vic 3130

McGrath

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$1,120,000 - \$1,180,000

Median House Price

Year ending June 2025: \$1,300,000



3 1 2

Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



82 Katrina St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,150,000

Method: Private Sale

Date: 06/05/2025

Property Type: House

Land Size: 590 sqm approx



19 Windella Qdrnt DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,138,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 646 sqm approx



65 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,165,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 589 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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