

# 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](http://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:

30/07/2025 20:24

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2025: \$1,411,000



 4  2  2

**Property Type:** House

**Land Size:** 588 sqm approx

**Agent Comments**

## Comparable Properties



**79 Koonung Rd BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

 4  2  3

**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**

 4  2  1

**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**

 3  3  2

**Price:** \$1,655,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700