

# 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 36 Koonung 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,480,000 Property Type House Suburb Blackburn North

Period - From 01/10/2025 to 31/12/2025 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	8 Lobelia Ct BLACKBURN NORTH 3130	\$1,191,000	31/01/2026
2	4 Primula St BLACKBURN NORTH 3130	\$1,280,000	15/11/2025
3	18 Charlton St BLACKBURN NORTH 3130	\$1,512,000	25/10/2025

**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: 01/04/2026 12:26



 3    1    2

**Property Type:** House  
**Land Size:** 630 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
December quarter 2025: \$1,480,000

## Comparable Properties



**8 Lobelia Ct BLACKBURN NORTH 3130 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,191,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**4 Primula St BLACKBURN NORTH 3130 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**18 Charlton St BLACKBURN NORTH 3130 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$1,512,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx

**Account - Barry Plant | P: 03 9874 3355**