

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

Single price \$1,298,000

Median sale price

Median price \$1,451,500

Property Type House

Suburb Blackburn North

Period - From 20/04/2025

to 19/04/2026

Source Property Data

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:

20/04/2026 11:09



 3  1  2

Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price

\$1,298,000

Median House Price

20/04/2025 - 19/04/2026: \$1,451,500

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