

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

67 Koonung Road, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,400,000

&

\$1,450,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Blackburn North

Period - From

31/08/2025

to

30/08/2026

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	112a Koonung Rd BLACKBURN NORTH 3130	\$1,320,000	19/05/2026
2	5A Merle St BLACKBURN NORTH 3130	\$1,432,000	21/04/2026
3	1/27 Anne St BLACKBURN NORTH 3130	\$1,650,000	06/03/2026

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:

31/08/2026 10:42



 4  3  2

Property Type: House (Res)

Land Size: 314 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,450,000

Median House Price

31/08/2025 - 30/08/2026: \$1,370,000

Comparable Properties



112a Koonung Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,320,000

Method: Sold Before Auction

Date: 19/05/2026

Property Type: House (Res)

Land Size: 312 sqm approx



5A Merle St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,432,000

Method: Sold Before Auction

Date: 21/04/2026

Property Type: Townhouse (Res)



1/27 Anne St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,650,000

Method: Sold Before Auction

Date: 06/03/2026

Property Type: Townhouse (Res)

Land Size: 338 sqm approx