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	2A Mitchell Street, Blackburn North Vic 3130

Indicative selling price

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

Single price $1,280,000

Median sale price

Median price $1,197,500 Property Type Townhouse Suburb Blackburn North

Period - From 18/07/2025 to 17/07/2026 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	2/16 Sussex St BLACKBURN NORTH 3130	$1,295,000	26/02/2026
3	1/121 Surrey Rd BLACKBURN 3130	$1,245,000	06/01/2026

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: 18/07/2026 09:25

2A Mitchell Street, Blackburn North Vic 3130



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,280,000
Median Townhouse Price
18/07/2025 - 17/07/2026: $1,197,500

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.

Comparable Properties



112a Koonung Rd BLACKBURN NORTH 3130 (REI)

4 3 2

Price: $1,320,000
Method: Sold Before Auction
Date: 19/05/2026
Property Type: House (Res)
Land Size: 312 sqm approx

Agent Comments



2/16 Sussex St BLACKBURN NORTH 3130 (REI/VG)

4 2 2

Price: $1,295,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Townhouse (Res)

Agent Comments



1/121 Surrey Rd BLACKBURN 3130 (VG)

4 - -

Price: $1,245,000
Method: Sale
Date: 06/01/2026
Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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