

# 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 2B Mitchell Street, 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 \$1,250,000 & \$1,300,000

### Median sale price

Median price \$1,277,500 Property Type Townhouse Suburb Blackburn North

Period - From 29/06/2025 to 28/06/2026 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: 29/06/2026 17:46



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**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,300,000  
**Median Townhouse Price**  
29/06/2025 - 28/06/2026: \$1,277,500

## Comparable Properties



**112a Koonung Rd BLACKBURN NORTH 3130 (REI)**

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



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

Agent Comments

 4    2    2

**Price:** \$1,295,000

**Method:** Sold Before Auction

**Date:** 26/02/2026

**Property Type:** Townhouse (Res)



**1/121 Surrey Rd BLACKBURN 3130 (VG)**

Agent Comments

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**Price:** \$1,245,000

**Method:** Sale

**Date:** 06/01/2026

**Property Type:** Strata Unit/Flat

Account - Barry Plant | P: 03 9874 3355