

## 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

7 SIMON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,400,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,338,000

Property type

House

Suburb

Blackburn North

Period-from

17 May 2025

to

17 Nov 2025

Source

Cotality

### 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 6 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 TWYFORD STREET BOX HILL NORTH VIC 3129	\$2,712,000	25-Oct-25
25 MIDDLEFIELD DRIVE BLACKBURN NORTH VIC 3130	\$2,460,000	30-Aug-25
73 KATRINA STREET BLACKBURN NORTH VIC 3130	\$2,450,000	17-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 17 November 2025