

## 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  
5 GUNYAH ROAD BLACKBURN NORTH VIC 3130

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price  or range between  \$2,200,000 &  \$2,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Blackburn North
Period-from <input type="text"/> 30 Jul 2025	to <input type="text"/> 30 Jan 2026	Source <input type="text"/> 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
13 JESSIE STREET BLACKBURN NORTH VIC 3130	\$2,250,000	08-Dec-25
73 KATRINA STREET BLACKBURN NORTH VIC 3130	\$2,450,000	17-Oct-25
25 MIDDLEFIELD DRIVE BLACKBURN NORTH VIC 3130	\$2,460,000	30-Aug-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: 30 January 2026