

## 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

91 KATRINA 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

\$1,385,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,415,000

Property type

House

Suburb

Blackburn North

Period-from

27 Nov 2025

to

27 May 2026

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

|   |             |           |
|---|-------------|-----------|
| 143 SURREY ROAD BLACKBURN VIC 3130      | \$1,440,000 | 07-Mar-26 |
| 3 LAURA COURT BOX HILL NORTH VIC 3129   | \$1,500,000 | 21-Mar-26 |
| 15 LINDA AVENUE BOX HILL NORTH VIC 3129 | \$1,400,000 | 10-Apr-26 |

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: 27 May 2026