

## 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

\$1,375,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,411,000

Property type

House

Suburb

Blackburn North

Period-from

27 Oct 2025

to

27 Apr 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

10 MARILYN COURT BLACKBURN NORTH VIC 3130	\$1,450,000	15-Nov-25
24 TOOGOODS RISE BOX HILL NORTH VIC 3129	\$1,485,000	26-Nov-25
20 TWYFORD STREET BOX HILL NORTH VIC 3129	\$1,530,000	18-Mar-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 April 2026