

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

10 Harris Street, Blackburn North Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,415,000

Property Type

House

Suburb

Blackburn North

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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	10 Nan St BOX HILL NORTH 3129	\$1,755,000	12/09/2026
2	10 Salisbury Av BLACKBURN 3130	\$1,790,000	22/08/2026
3	27 Raymond St BLACKBURN NORTH 3130	\$1,801,000	20/06/2026

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:

28/09/2026 15:34



 4  2  1

Rooms: 7

Property Type: House

Land Size: 640 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending June 2026: \$1,415,000

Comparable Properties



10 Nan St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

 4  2  4

Price: \$1,755,000

Method: Auction Sale

Date: 12/09/2026

Property Type: House (Res)

Land Size: 727 sqm approx



10 Salisbury Av BLACKBURN 3130 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,790,000

Method: Auction Sale

Date: 22/08/2026

Property Type: House (Res)

Land Size: 656 sqm approx



27 Raymond St BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,801,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 760 sqm approx