

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

11 Sheila Street, Blackburn North Vic 3130

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,170,000

Property Type

House

Suburb

Blackburn North

Period - From

01/04/2026

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	45 Hibiscus Rd BLACKBURN NORTH 3130	\$1,155,000	20/06/2026
2	11 Jessie St BLACKBURN NORTH 3130	\$1,098,000	15/06/2026
3	3 Grosvenor St BLACKBURN NORTH 3130	\$1,175,000	02/05/2026

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:

16/07/2026 11:17



Property Type: Land
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000
Median House Price
June quarter 2026: \$1,170,000

Comparable Properties



45 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,155,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 585 sqm approx



11 Jessie St BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,098,000
Method: Sold Before Auction
Date: 15/06/2026
Property Type: House (Res)
Land Size: 585 sqm approx



3 Grosvenor St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,175,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 809 sqm approx

Account - McGrath Blackburn | P: 0398771277