

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

13 Springfield Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$950,000 & \$1,040,000

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	52 Springfield Rd BLACKBURN 3130	\$1,106,000	22/08/2026
2	34 Aspinall Rd BOX HILL NORTH 3129	\$970,000	13/08/2026
3	32 Shafer Rd BLACKBURN NORTH 3130	\$1,105,544	18/07/2026

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:

27/08/2026 15:42



Property Type: House

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



52 Springfield Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,106,000

Method: Auction Sale

Date: 22/08/2026

Property Type: House (Res)

Land Size: 553 sqm approx



34 Aspinall Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 13/08/2026

Property Type: House

Land Size: 584 sqm approx



32 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,105,544

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 588 sqm approx