

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

32 Shafer Road, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

Blackburn North

Period - From

01/01/2026

to

31/03/2026

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	38 Aspinall Rd BOX HILL NORTH 3129	\$988,888	09/06/2026
2	1 Primrose St BLACKBURN NORTH 3130	\$1,100,000	21/04/2026
3	207 Whitehorse Rd BLACKBURN 3130	\$1,000,000	10/04/2026

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:

22/06/2026 11:07



Rooms: 1

Property Type: House

Land Size: 588 sqm approx

Agent Comments

Comparable Properties



38 Aspinall Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$988,888

Method: Private Sale

Date: 09/06/2026

Property Type: House (Res)

Land Size: 588 sqm approx



1 Primrose St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 21/04/2026

Property Type: House

Land Size: 653 sqm approx



207 Whitehorse Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,000,000

Method: Sold Before Auction

Date: 10/04/2026

Property Type: House (Res)

Land Size: 692 sqm approx