

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

4 Diana Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	20 Sussex St BLACKBURN NORTH 3130	\$1,315,000	28/03/2026
2	8 Mall Ct BLACKBURN NORTH 3130	\$1,250,000	21/03/2026
3	32 Burnt St NUNAWADING 3131	\$1,342,000	19/11/2025

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:

05/05/2026 14:32

Daniel Broadbent

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2026: \$1,570,000



3 1 1

Property Type: House

Land Size: 719 sqm approx

Agent Comments

Comparable Properties



20 Sussex St BLACKBURN NORTH 3130 (REI)

3 1 1

Agent Comments

Price: \$1,315,000

Method: Private Sale

Date: 28/03/2026

Property Type: Land (Res)

Land Size: 638 sqm approx

8 Mall Ct BLACKBURN NORTH 3130 (REI)

3 1 2

Agent Comments

Price: \$1,250,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)



32 Burnt St NUNAWADING 3131 (REI)

4 1 2

Agent Comments

Price: \$1,342,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 828 sqm approx

Account - Jellis Craig | P: 03 9870 6211