

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 Lupin Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

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	16 Devon Dr BLACKBURN NORTH 3130	\$1,883,000	10/07/2026
2	27 Raymond St BLACKBURN NORTH 3130	\$1,801,000	20/06/2026
3			

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:

31/08/2026 11:59



5 3 2

Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



16 Devon Dr BLACKBURN NORTH 3130 (REI)

Agent Comments

5 2 2

Price: \$1,883,000

Method: Private Sale

Date: 10/07/2026

Property Type: House (Res)

Land Size: 590 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

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.