

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

66 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

\$1,385,000

Property Type

House

Suburb

Blackburn North

Period - From

21/08/2025

to

20/08/2026

Source

Property Data

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	6 Devon Dr BLACKBURN NORTH 3130	\$900,000	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:

21/08/2026 14:23



 3  1  2

Property Type: House
Land Size: 623 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 21/08/2025 - 20/08/2026: \$1,385,000

Comparable Properties



38 Aspinall Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

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

 4  2  3

Price: \$1,100,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 653 sqm approx

6 Devon Dr BLACKBURN NORTH 3130 (VG)

Agent Comments

 4  -  -

Price: \$900,000
Method: Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 581 sqm approx

Account - Barry Plant | P: 03 9874 3355