

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

7 Norris Court, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Blackburn

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	15 Baratta St BLACKBURN SOUTH 3130	\$1,675,000	25/03/2026
2	8 Almer Av BLACKBURN 3130	\$1,800,000	13/03/2026
3	10 Crimson Av BLACKBURN SOUTH 3130	\$1,760,000	25/02/2026

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:

29/07/2026 16:28



Property Type: House

Land Size: 788 sqm approx

Agent Comments

Comparable Properties



15 Baratta St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,675,000

Method: Sold Before Auction

Date: 25/03/2026

Property Type: House (Res)

Land Size: 697 sqm approx



8 Almer Av BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Land Size: 649 sqm approx



10 Crimson Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,760,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 791 sqm approx