

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

73 Maple Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

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	31 Shafer Rd BLACKBURN NORTH 3130	\$1,400,000	29/05/2026
2	10 Charlton St BLACKBURN NORTH 3130	\$1,360,000	24/04/2026
3	20 Sussex St BLACKBURN NORTH 3130	\$1,315,000	28/03/2026

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:

23/07/2026 14:34

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Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

Year ending June 2026: \$1,620,000



3 1 1

Property Type: House

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



31 Shafer Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

4 1 4

Price: \$1,400,000

Method: Sold Before Auction

Date: 29/05/2026

Property Type: House (Res)

Land Size: 748 sqm approx



10 Charlton St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 -

Price: \$1,360,000

Method: Private Sale

Date: 24/04/2026

Property Type: House

Land Size: 751 sqm approx



20 Sussex St BLACKBURN NORTH 3130 (REI)

Agent Comments

- - -

Price: \$1,315,000

Method: Private Sale

Date: 28/03/2026

Property Type: Land (Res)

Land Size: 638 sqm approx

Account - Jellis Craig | P: (03) 9908 5700