

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

34 Simon Street, Blackburn North Vic 3130

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,385,000 Property Type House Suburb Blackburn North

Period - From 10/08/2025 to 09/08/2026 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	11 Jessie St BLACKBURN NORTH 3130	\$1,098,000	15/06/2026
2	35 Francis St BLACKBURN 3130	\$1,090,000	04/06/2026
3	7 Renfrew St BLACKBURN NORTH 3130	\$940,000	09/05/2026

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: 10/08/2026 09:51

34 Simon Street, Blackburn North Vic 3130



3 1 1

Property Type: House
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
10/08/2025 - 09/08/2026: \$1,385,000

Comparable Properties



11 Jessie St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,098,000
Method: Sold Before Auction
Date: 15/06/2026
Property Type: House (Res)
Land Size: 585 sqm approx



35 Francis St BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,090,000
Method: Private Sale
Date: 04/06/2026
Property Type: House (Res)
Land Size: 347 sqm approx



7 Renfrew St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 1

Price: \$940,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 531 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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