

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 2 Belvedere Court, Blackburn North Vic 3130

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,411,000 Property Type House Suburb Blackburn North

Period - From 18/06/2025 to 17/06/2026 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	6 Devon Dr BLACKBURN NORTH 3130	\$900,000	10/04/2026
2	60 Oshannessy St NUNAWADING 3131	\$905,200	14/02/2026
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: 18/06/2026 10:22

2 Belvedere Court, Blackburn North Vic 3130



Property Type: House (Previously Occupied - Detached)

Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

18/06/2025 - 17/06/2026: \$1,411,000

Comparable Properties

6 Devon Dr BLACKBURN NORTH 3130 (VG)

Agent Comments



Price: \$900,000

Method: Sale

Date: 10/04/2026

Property Type: House (Res)

Land Size: 581 sqm approx



60 Oshannessy St NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$905,200

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 483 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.

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



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