

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

1/60 Main Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,517,000 Property Type House Suburb Blackburn

Period - From 20/01/2024 to 19/01/2025 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	2/10 Hirst St BLACKBURN 3130	\$1,585,000	14/01/2025
2	68a Margaret St BOX HILL 3128	\$1,550,000	15/12/2024
3	2A Margaret St BOX HILL 3128	\$1,450,000	07/12/2024

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: 20/01/2025 19:54



4 bedrooms 2 bathrooms 2 cars

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

20/01/2024 - 19/01/2025: \$1,517,000

Comparable Properties



2/10 Hirst St BLACKBURN 3130 (REI)

Agent Comments

4 bedrooms 3 bathrooms 2 cars

Price: \$1,585,000

Method: Private Sale

Date: 14/01/2025

Property Type: Townhouse (Single)

Land Size: 280 sqm approx



68a Margaret St BOX HILL 3128 (REI)

Agent Comments

4 bedrooms 3 bathrooms 2 cars

Price: \$1,550,000

Method: Auction Sale

Date: 15/12/2024

Property Type: Townhouse (Res)

Land Size: 327 sqm approx



2A Margaret St BOX HILL 3128 (REI)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,450,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 283 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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