

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

1/13 SELWYN STREET BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,390,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

House

Suburb

Blackburn

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

5 LYNTHURST CRESCENT BOX HILL NORTH VIC 3129	\$1,262,000	15-Feb-25
83 ROSELLA STREET DONCASTER EAST VIC 3109	\$1,410,000	14-Mar-25
2A MARGARET STREET BOX HILL VIC 3128	\$1,450,000	07-Dec-24

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 6 months.

This Statement of Information was prepared on: 06 May 2025



5 LYNDBURST CRESCENT BOX HILL NORTH VIC 3129

 4  2  2

Sold Price

\$1,262,000

Sold Date

15-Feb-25

Distance

1.76km



83 ROSELLA STREET DONCASTER EAST VIC 3109

 4  3  3

Sold Price

^{RS} **\$1,410,000** ^{UN}

Sold Date

14-Mar-25

Distance

1.84km



2A MARGARET STREET BOX HILL VIC 3128

 4  2  2

Sold Price

\$1,450,000

Sold Date

07-Dec-24

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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