

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

1/48 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,149,000

Property Type

Townhouse

Suburb

Blackburn

Period - From

28/05/2024

to

27/05/2025

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	3/2 Doulton Rd BLACKBURN 3130	\$1,376,000	24/05/2025
2	1/2 Doulton Rd BLACKBURN 3130	\$1,550,000	16/04/2025
3	2/21 Caroline Cr BLACKBURN NORTH 3130	\$1,500,000	01/03/2025

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:

28/05/2025 15:15



 4  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Townhouse Price

28/05/2024 - 27/05/2025: \$1,149,000

Comparable Properties



3/2 Doulton Rd BLACKBURN 3130 (REI)

Agent Comments

 4  3  2

Price: \$1,376,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Townhouse (Res)



1/2 Doulton Rd BLACKBURN 3130 (REI)

Agent Comments

 4  3  2

Price: \$1,550,000

Method: Private Sale

Date: 16/04/2025

Property Type: Townhouse (Single)

Land Size: 322 sqm approx



2/21 Caroline Cr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,500,000

Method: Sold Before Auction

Date: 01/03/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888