

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

1-3 MINNA 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

3/4 CAMELIA STREET BOX HILL VIC 3128	\$1,290,000	02-May-26
4/111 ALBION ROAD BOX HILL VIC 3128	\$1,270,000	19-Apr-26

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: 30 June 2026



**first
national**
REAL ESTATE | Avant

Sales Avant

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E sindy.xue@avantre.com.au



**3/4 CAMELIA STREET BOX HILL
VIC 3128**

4 2 2

Sold Price

\$1,290,000

Sold Date

02-May-26

Distance

0.44km



**4/111 ALBION ROAD BOX HILL VIC
3128**

4 3 2

Sold Price

\$1,270,000

Sold Date

19-Apr-26

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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