

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

2/162 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,190,000

Property Type Townhouse

Suburb Blackburn

Period - From 03/07/2024

to

02/07/2025

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	3/496 Middleborough Rd BLACKBURN 3130	\$1,002,500	03/04/2025
2	2/4 Koroit St NUNAWADING 3131	\$1,170,000	01/03/2025
3	3/421 Middleborough Rd BOX HILL 3128	\$1,035,000	21/12/2024

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:

03/07/2025 16:21



 3  2  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
03/07/2024 - 02/07/2025: \$1,190,000

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.

Comparable Properties



3/496 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,002,500
Method: Sold Before Auction
Date: 03/04/2025
Property Type: Townhouse (Res)



2/4 Koroit St NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,170,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)



3/421 Middleborough Rd BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,035,000
Method: Auction Sale
Date: 21/12/2024
Property Type: Townhouse (Res)
Land Size: 239 sqm approx

Account - Barry Plant | P: 03 9842 8888