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	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,320,000	Pro	perty Type	House		Suburb	Blackburn North
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

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

Address of comparable property		Price	Date of sale
1	1/13 Selwyn St BLACKBURN 3130	\$1,405,000	06/06/2025
2	4/17 Elmhurst Rd BLACKBURN 3130	\$1,405,000	29/05/2025
3	1/2 Doulton Rd BLACKBURN 3130	\$1,550,000	16/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/06/2025 22:25













Property Type:

Land Size: 373 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending March 2025: \$1,320,000

Comparable Properties



1/13 Selwyn St BLACKBURN 3130 (REI)

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Price: \$1,405,000 Method: Private Sale Date: 06/06/2025 Property Type: House **Agent Comments**



4/17 Elmhurst Rd BLACKBURN 3130 (REI)

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Price: \$1,405,000 **Method:** Private Sale **Date:** 29/05/2025

Property Type: Townhouse (Single)

Agent Comments



1/2 Doulton Rd BLACKBURN 3130 (REI/VG)

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Price: \$1,550,000 **Method:** Private Sale **Date:** 16/04/2025

Property Type: Townhouse (Single) **Land Size:** 322 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800





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