## 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

26a Mall Court, Blackburn North Vic 3130

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,350,000		&		\$1,450,000				
Median sale price									
Median price	\$1,320,000	Pro	Property Type Hou		use		Suburb	Blackburn North	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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	6/17 Elmhurst Rd BLACKBURN 3130	\$1,390,000	13/04/2025

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:

16/06/2025 22:15









Property Type: Land Size: 290 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending March 2025: \$1,320,000

# **Comparable Properties**

1/13 Selwyn St BLACKBURN 3130 (REI)         1         4       1         3       1         2         Price: \$1,405,000         Method: Private Sale         Date: 06/06/2025         Property Type: House	Agent Comments
4/17 Elmhurst Rd BLACKBURN 3130 (REI) 4  3  2 Price: \$1,405,000 Method: Private Sale Date: 29/05/2025 Property Type: Townhouse (Single)	Agent Comments
6/17 Elmhurst Rd BLACKBURN 3130 (REI) 4  3  2 Price: \$1,390,000 Method: Auction Sale Date: 13/04/2025 Property Type: Townhouse (Res)	Agent Comments

#### Account - McGrath Box Hill | P: 03 9889 8800



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