

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

3/2 Doulton Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,105,000

Property Type Townhouse

Suburb Blackburn

Period - From 07/05/2024

to

06/05/2025

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 | 6/17 Elmhurst Rd BLACKBURN 3130 | \$1,390,000 | 13/04/2025 |
| 2 | 3/5 Campaspe St BOX HILL NORTH 3129 | \$1,180,000 | 12/04/2025 |
| 3 | 3 Rainbow La BOX HILL NORTH 3129 | \$1,253,000 | 12/04/2025 |

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:

07/05/2025 10:18



 4  3  2

Property Type: Townhouse

Land Size: 224 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

07/05/2024 - 06/05/2025: \$1,105,000

Comparable Properties



6/17 Elmhurst Rd BLACKBURN 3130 (REI)

Agent Comments

 4  3  2

Price: \$1,390,000

Method: Auction Sale

Date: 13/04/2025

Property Type: Townhouse (Res)



3/5 Campaspe St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,180,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Townhouse (Res)

Land Size: 222 sqm approx



3 Rainbow La BOX HILL NORTH 3129 (REI)

Agent Comments

 4  3  2

Price: \$1,253,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Townhouse (Res)

Land Size: 268 sqm approx

Account - Barry Plant | P: 03 9842 8888