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	3/2 Doulton Road, Blackburn Vic 3130
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,100,000	Pro	perty Type	Townhou	ouse	Suburb	Blackburn
Period - From	28/04/2024	to	27/04/2025		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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/04/2025 10:51
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Indicative Selling Price \$1,300,000 - \$1,400,000





Property Type: Townhouse Land Size: 224 sqm approx **Agent Comments**

Median Townhouse Price 28/04/2024 - 27/04/2025: \$1,100,000

Comparable Properties



6/17 Elmhurst Rd BLACKBURN 3130 (REI)





Price: \$1,390,000 Method: Auction Sale Date: 13/04/2025

Property Type: Townhouse (Res)

Agent Comments



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







Price: \$1,180,000 Method: Auction Sale Date: 12/04/2025

Property Type: Townhouse (Res) Land Size: 222 sqm approx

Agent Comments



3 Rainbow La BOX HILL NORTH 3129 (REI)





Price: \$1,253,000 Method: Auction Sale Date: 12/04/2025

Property Type: Townhouse (Res) Land Size: 268 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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