Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/34 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,150,000		&		\$1,250,000					
Median sale price										
Median price	\$1,185,000	Pro	operty Type	Том	nhouse		Suburb	Blackburn		
Period - From	16/07/2024	to	15/07/2025		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	6/24-26 Howard St BOX HILL 3128	\$1,150,000	19/06/2025
2	3/88 Dorking Rd BOX HILL NORTH 3129	\$1,200,000	03/05/2025
3	3/5 Campaspe St BOX HILL NORTH 3129	\$1,180,000	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:

16/07/2025 16:24

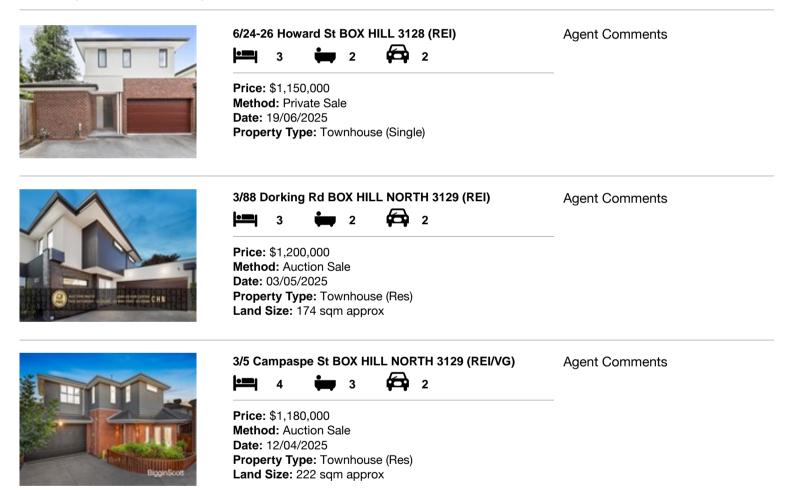






Property Type: Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median Townhouse Price 16/07/2024 - 15/07/2025: \$1,185,000

Comparable Properties



Account - McGrath Box Hill | P: 03 9889 8800



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