

# 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

4/34 Whitehorse Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,185,000

Property Type

Townhouse

Suburb

Blackburn

Period - From

16/07/2024

to

15/07/2025

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	6/24-26 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



6/24-26 Howard St BOX HILL 3128 (REI)

Agent Comments



Price: \$1,150,000  
Method: Private Sale  
Date: 19/06/2025  
Property Type: Townhouse (Single)



3/88 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,200,000  
Method: Auction Sale  
Date: 03/05/2025  
Property Type: Townhouse (Res)  
Land Size: 174 sqm approx



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

Agent Comments



Price: \$1,180,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: Townhouse (Res)  
Land Size: 222 sqm approx