

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-bedrooms, 3-Bathrooms, Double Car Garage 189sqm of internal Size
Completion by September 2026 BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,020,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,545,000

Property type

House

Suburb

Blackburn

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

6/4 FRANKCOM STREET BLACKBURN VIC 3130	\$1,040,000	04-Mar-24
3/418 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$1,109,000	27-Jul-24
3/496 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$1,002,500	04-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 28 August 2025



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**6/4 FRANKCOM STREET
BLACKBURN VIC 3130**

3 2 2

Sold Price **\$1,040,000** Sold Date **04-Mar-24**

Distance **0.11km**



**3/418 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

3 2 2

Sold Price **\$1,109,000** Sold Date **27-Jul-24**

Distance **0.34km**



**3/496 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

3 2 2

Sold Price **\$1,002,500** Sold Date **04-Apr-25**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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