

## 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

8/5 FRANKCOM STREET BLACKBURN VIC 3130

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Mar 2025

to

28 Feb 2026

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

2/5 MINNA STREET BLACKBURN VIC 3130	\$830,000	29-Jan-26
2/20-22 ALBION ROAD BOX HILL VIC 3128	\$742,500	20-Sep-25
65A SURREY ROAD BLACKBURN NORTH VIC 3130	\$870,000	13-Oct-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: 05 March 2026



**2/5 MINNA STREET BLACKBURN  
VIC 3130**

Sold Price

<sup>RS</sup>

**\$830,000**

Sold Date

**29-Jan-26**

 2  1  1

Distance

**0km**



**2/20-22 ALBION ROAD BOX HILL  
VIC 3128**

Sold Price

**\$742,500**

Sold Date

**20-Sep-25**

 2  2  1

Distance

**1.85km**



**65A SURREY ROAD BLACKBURN  
NORTH VIC 3130**

Sold Price

**\$870,000**

Sold Date

**13-Oct-25**

 2  2  2

Distance

**1.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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