

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 46 Sheehans Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Blackburn

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	9 Sycamore St BOX HILL SOUTH 3128	\$1,450,000	24/12/2025
2	39 Goodwin St BLACKBURN 3130	\$1,700,000	13/12/2025
3	17 Perth St BLACKBURN SOUTH 3130	\$1,500,000	15/11/2025

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: 23/01/2026 20:44



4 4 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2025: \$1,640,000

Comparable Properties

9 Sycamore St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 2

Price: \$1,450,000

Method:

Date: 24/12/2025

Property Type: House

39 Goodwin St BLACKBURN 3130 (REI)

Agent Comments

4 2 1

Price: \$1,700,000

Method:

Date: 13/12/2025

Property Type: House

17 Perth St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 3 2

Price: \$1,500,000

Method:

Date: 15/11/2025

Property Type: House

Account - McGrath Box Hill | P: 03 9889 8800