

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

2/17 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,280,000

&

\$1,350,000

Median sale price

Median price

\$1,109,000

Property Type

Townhouse

Suburb

Blackburn

Period - From

29/06/2025

to

28/06/2026

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	3/4 Camelia St BOX HILL 3128	\$1,290,000	02/05/2026
2	1/5 Campaspe St BOX HILL NORTH 3129	\$1,300,000	31/03/2026
3	2/16 Sussex St BLACKBURN NORTH 3130	\$1,295,000	26/02/2026

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:

29/06/2026 16:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,350,000
Median Townhouse Price
29/06/2025 - 28/06/2026: \$1,109,000

Comparable Properties



3/4 Camelia St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Townhouse (Res)
Land Size: 183 sqm approx



1/5 Campaspe St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Single)
Land Size: 303 sqm approx



2/16 Sussex St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$1,295,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800