

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

1/34 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,234,750

Property Type

Townhouse

Suburb

Blackburn

Period - From

17/10/2024

to

16/10/2025

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	2/15 Ashley St BOX HILL NORTH 3129	\$1,172,000	11/10/2025
2	1/4 Lilac Ct BLACKBURN NORTH 3130	\$1,118,600	24/06/2025
3	1/18 South Pde BLACKBURN 3130	\$1,123,000	24/05/2025

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:

17/10/2025 15:01



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
17/10/2024 - 16/10/2025: \$1,234,750

Comparable Properties



2/15 Ashley St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,172,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)



1/4 Lilac Ct BLACKBURN NORTH 3130 (VG)

Agent Comments



Price: \$1,118,600
Method: Sale
Date: 24/06/2025
Property Type: Flat/Unit/Apartment (Res)



1/18 South Pde BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,123,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800