

## 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

72 WHITEHORSE ROAD 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Blackburn

Period-from

01 Jun 2025

to

31 May 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

8 MALL COURT BLACKBURN NORTH VIC 3130	\$1,250,000	21-Mar-26
6 KILTO STREET BOX HILL NORTH VIC 3129	\$1,280,000	25-Feb-26
23 AYR STREET BLACKBURN SOUTH VIC 3130	\$1,273,000	02-May-26

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 June 2026



## 8 MALL COURT BLACKBURN NORTH VIC 3130

3 1 2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **21-Mar-26**

Distance **1.17km**



## 6 KILTO STREET BOX HILL NORTH VIC 3129

3 2 2

Sold Price **\$1,280,000** Sold Date **25-Feb-26**

Distance **1.53km**



## 23 AYR STREET BLACKBURN SOUTH VIC 3130

3 1 2

Sold Price <sup>RS</sup> **\$1,273,000** Sold Date **02-May-26**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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