

# 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

1/10 Hirst 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)

Range between \$1,600,000 & \$1,750,000

### Median sale price

Median price \$1,166,000 Property Type Townhouse Suburb Blackburn

Period - From 06/02/2023 to 05/02/2024 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	16A Gibson St BOX HILL SOUTH 3128	\$1,800,000	25/11/2023
2	30a Birdwood St BOX HILL SOUTH 3128	\$1,765,000	12/08/2023
3	5 Samuel Rd BLACKBURN SOUTH 3130	\$1,574,000	18/11/2023

**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: 06/02/2024 10:14



4   3   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,750,000  
**Median Townhouse Price**  
06/02/2023 - 05/02/2024: \$1,166,000

## Comparable Properties



**16A Gibson St BOX HILL SOUTH 3128 (REI)**

Agent Comments

4   3   2

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 305 sqm approx



**30a Birdwood St BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,765,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 397.51 sqm approx



**5 Samuel Rd BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

4   3   3

**Price:** \$1,574,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 597 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802