

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

1/2 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,139,000

Property Type Townhouse

Suburb Blackburn

Period - From 19/05/2025

to

18/05/2026

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	6a Kerr St BLACKBURN 3130	\$1,280,000	14/05/2026
2	3/4 Camelia St BOX HILL 3128	\$1,290,000	02/05/2026
3	1/27 Shannon St BOX HILL NORTH 3129	\$1,373,888	21/03/2026

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:

19/05/2026 16:08



4 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



6a Kerr St BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: Townhouse (Single)

Land Size: 368 sqm approx



3/4 Camelia St BOX HILL 3128 (REI)

Agent Comments

4 2 2

Price: \$1,290,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Townhouse (Res)

Land Size: 183 sqm approx



1/27 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,373,888

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)