

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

2/1a Service Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2026

to

30/06/2026

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	2/12 Derby St BLACKBURN 3130	\$952,000	13/06/2026
2	1/38 Elder St BLACKBURN 3130	\$846,000	23/05/2026
3	1/25 Glen Ebor Av BLACKBURN 3130	\$900,000	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:

27/07/2026 10:40

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2 1 2

Property Type: Townhouse

Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

June quarter 2026: \$790,000

Comparable Properties



2/12 Derby St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$952,000

Method: Auction Sale

Date: 13/06/2026

Rooms: 4

Property Type: Unit



1/38 Elder St BLACKBURN 3130 (REI)

Agent Comments

2 1 2

Price: \$846,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit



1/25 Glen Ebor Av BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 2

Price: \$900,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 206 sqm approx

Account - Jellis Craig | P: 03 9870 6211