

# 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

2/32 Malabar 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)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,131,000 Property Type Townhouse Suburb Blackburn

Period - From 15/05/2025 to 14/05/2026 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	1/9-13 Frankcom St BLACKBURN 3130	\$1,500,000	11/04/2026
2	48 Salisbury Av BLACKBURN 3130	\$1,580,000	04/03/2026
3	1b Naples St BOX HILL SOUTH 3128	\$1,580,000	21/02/2026

**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: 15/05/2026 15:34

Stan Song  
8849 8088  
0452 180 920  
stansong@jellisrcraig.com.au

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median Townhouse Price**  
15/05/2025 - 14/05/2026: \$1,131,000



5   4   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties

1/9-13 Frankcom St BLACKBURN 3130 (REI)

Agent Comments

4   3   2

**Price:** \$1,500,000

**Method:**

**Date:** 11/04/2026

**Property Type:** Townhouse (Single)



48 Salisbury Av BLACKBURN 3130 (REI/VG)

Agent Comments

4   3   2

**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 04/03/2026

**Property Type:** House

**Land Size:** 431 sqm approx



1b Naples St BOX HILL SOUTH 3128 (REI)

Agent Comments

5   3   2

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House

**Land Size:** 380 sqm approx

Account - Jellis Craig | P: 03 88498088