

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

2/33 Elmhurst Road, Blackburn VIC 3130

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$770,500

Property Type

Unit

Suburb

Blackburn

Period - From

30/10/2025

to

29/04/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/20 Service Rd, Blackburn Vic	\$1,010,000	28/03/2026
3/456 Middleborough Rd, Blackburn Vic	\$973,000	15/03/2026
1/108 Surrey Rd, Blackburn North Vic	\$979,000	07/03/2026

This Statement of Information was prepared on:

30/04/2026