

## 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

20/19 Whitehorse 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 \$1,080,000

&

\$1,180,000

### Median sale price

Median price \$1,185,000

Property Type Townhouse

Suburb Blackburn

Period - From 29/04/2025

to

28/04/2026

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 | 8/1 Minna St BLACKBURN 3130        | \$1,020,000 | 10/12/2025   |
| 2 | 1/5 Frankcom St BLACKBURN 3130     | \$1,120,000 | 01/12/2025   |
| 3 | 4/4 Fortune St BOX HILL NORTH 3129 | \$1,168,000 | 10/11/2025   |

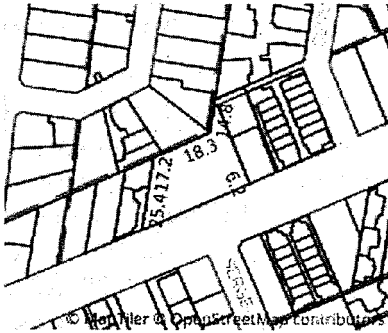
OR

~~**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:

29/04/2026 10:31

20/19 Whitehorse Road, Blackburn Vic 3130



Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$1,080,000 - \$1,180,000  
Median Townhouse Price  
29/04/2025 - 28/04/2026: \$1,185,000

## Comparable Properties

8/1 Minna St BLACKBURN 3130 (VG)

Agent Comments



Price: \$1,020,000  
Method: Sale  
Date: 10/12/2025  
Property Type: Strata Unit/Villa Unit/Townhouse - Single  
OYO Unit

1/5 Frankcom St BLACKBURN 3130 (VG)

Agent Comments



Price: \$1,120,000  
Method: Sale  
Date: 01/12/2025  
Property Type: Flat/Unit/Apartment (Res)



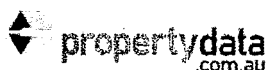
4/4 Fortune St BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$1,168,000  
Method: Sale  
Date: 10/11/2025  
Property Type: Strata Unit/Villa Unit/Townhouse - Single  
OYO Unit

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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