

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

3/85 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$390,000

&

\$410,000

Median sale price

Median price

\$611,500

Property Type

Unit

Suburb

Blackburn

Period - From

12/05/2025

to

11/05/2026

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	203/2 Queen St BLACKBURN 3130	\$435,000	23/01/2026
2	12/53-59 Bishop St BOX HILL 3128	\$430,000	12/01/2026
3			

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:

12/05/2026 11:48

John Stack
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Indicative Selling Price

\$390,000 - \$410,000

Median Unit Price

12/05/2025 - 11/05/2026: \$611,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

203/2 Queen St BLACKBURN 3130 (VG)

Agent Comments

2 - -

Price: \$435,000

Method: Sale

Date: 23/01/2026

Property Type: Strata Unit/Flat



12/53-59 Bishop St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$430,000

Method: Private Sale

Date: 12/01/2026

Property Type: Unit

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.

Account - Jellis Craig | P: (03) 9908 5700



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