

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

42 Williams Road, Blackburn Vic 3130

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Blackburn

Period - From

01/04/2025

to

31/03/2026

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	7 Amery Av BLACKBURN 3130	\$1,455,000	16/05/2026
2	10 Charlton St BLACKBURN NORTH 3130	\$1,360,000	24/04/2026
3	6 Packham St BOX HILL NORTH 3129	\$1,410,500	13/12/2025

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:

01/06/2026 17:23

42 Williams Road, Blackburn Vic 3130

buxton

Wilson Shi
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Indicative Selling Price

\$1,450,000

Median House Price

Year ending March 2026: \$1,650,000



3 1 2

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



7 Amery Av BLACKBURN 3130 (REI)

Agent Comments

3 1 2

Price: \$1,455,000

Method: Auction Sale

Date: 16/05/2026

Rooms: 5

Property Type: House (Res)

Land Size: 763 sqm approx



10 Charlton St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 -

Price: \$1,360,000

Method: Private Sale

Date: 24/04/2026

Property Type: House

Land Size: 751 sqm approx



6 Packham St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$1,410,500

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977



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