

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

5/9 Frankcom Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,128,500

Property Type

Townhouse

Suburb

Blackburn

Period - From

19/08/2025

to

18/08/2026

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	3/51 Tyne St BOX HILL NORTH 3129	\$1,350,000	16/07/2026
2	1/9-13 Frankcom St BLACKBURN 3130	\$1,500,000	11/04/2026
3	1/27 Shannon St BOX HILL NORTH 3129	\$1,373,888	21/03/2026

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:

19/08/2026 00:12



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

19/08/2025 - 18/08/2026: \$1,128,500

Comparable Properties



3/51 Tyne St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,350,000

Method: Private Sale

Date: 16/07/2026

Property Type: Townhouse (Res)



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

Agent Comments

 4  3  2

Price: \$1,500,000

Method: Auction Sale

Date: 11/04/2026

Property Type: Townhouse (Res)

Land Size: 254 sqm approx



1/27 Shannon St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,373,888

Method: Auction Sale

Date: 21/03/2026

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 8843 0200