

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

72 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Blackburn

Period - From

23/06/2025

to

22/06/2026

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	7 Justina St BLACKBURN 3130	\$1,170,000	20/06/2026
2	45 Hibiscus Rd BLACKBURN NORTH 3130	\$1,155,000	20/06/2026
3	207 Whitehorse Rd BLACKBURN 3130	\$1,000,000	10/04/2026

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:

23/06/2026 12:50



3 1 2

Property Type: House
Land Size: 527 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
23/06/2025 - 22/06/2026: \$1,600,000

Comparable Properties



7 Justina St BLACKBURN 3130 (REI)

Agent Comments

3 1 2

Price: \$1,170,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)



45 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,155,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 585 sqm approx



207 Whitehorse Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 1

Price: \$1,000,000
Method: Sold Before Auction
Date: 10/04/2026
Property Type: House (Res)
Land Size: 692 sqm approx