

# 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

8/5 Frankcom Street, 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 \$780,000 & \$850,000

### Median sale price

Median price \$794,250 Property Type Unit Suburb Blackburn

Period - From 01/01/2025 to 31/12/2025 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	2/5 Minna St BLACKBURN 3130	\$830,000	29/01/2026
2	2/20-22 Albion Rd BOX HILL 3128	\$743,500	20/09/2025
3	3/5 Clare St BLACKBURN 3130	\$745,000	30/08/2025

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:

23/02/2026 16:00



2   2   1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$780,000 - \$850,000

**Median Unit Price**

Year ending December 2025: \$794,250

## Comparable Properties



**2/5 Minna St BLACKBURN 3130 (REI)**

Agent Comments

2   1   1

**Price:** \$830,000

**Method:** Private Sale

**Date:** 29/01/2026

**Property Type:** Townhouse (Res)



**2/20-22 Albion Rd BOX HILL 3128 (REI)**

Agent Comments

2   2   2

**Price:** \$743,500

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Townhouse (Res)



**3/5 Clare St BLACKBURN 3130 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$745,000

**Method:** Private Sale

**Date:** 30/08/2025

**Property Type:** Townhouse (Single)

Account - McGrath Box Hill | P: 03 9889 8800