

# 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

5/15-17 Railway Road, 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

\$670,000

&

\$730,000

### Median sale price

Median price

\$794,250

Property Type

Unit

Suburb

Blackburn

Period - From

15/08/2025

to

14/02/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/4 Kinkora Rd, Blackburn Vic	\$655,000	13/12/2025
1/168 Surrey Rd, Blackburn Vic	\$730,000	18/10/2025
3/8 Victoria St, Box Hill Vic	\$670,000	25/10/2025

This Statement of Information was prepared on:

16/02/2026

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

5/15-17 Railway Road, Blackburn VIC 3130



 2  1  1

Property Type: Unit

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Indicative Selling Price

\$670,000 - \$730,000

Median House Price

Year ending February 2026: \$794,250

## Comparable Properties



4/4 Kinkora Rd, Blackburn Vic

 2  1  1

Price: \$655,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit

Land Size:



1/168 Surrey Rd, Blackburn Vic

 2  1  2

Price: \$730,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Unit

Land Size: 249 sqm approx



3/8 Victoria St, Box Hill Vic

 2  1  1

Price: \$670,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit

Land Size:

Account - Woodards Blackburn | P: 9894 1000