

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

12 Broomhill Avenue, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,640,000 Property Type House 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	46 Sheehans Rd BLACKBURN 3130	\$1,685,000	21/02/2026
2	39 Goodwin St BLACKBURN 3130	\$1,700,000	13/12/2025
3	39a Clyde St BOX HILL NORTH 3129	\$1,745,000	04/09/2025

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:

25/02/2026 10:32



 4
  2
  2

Property Type: House
Land Size: 399 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median House Price
 Year ending December 2025: \$1,640,000

Comparable Properties



46 Sheehans Rd BLACKBURN 3130 (REI)

Agent Comments

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Price: \$1,685,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



39 Goodwin St BLACKBURN 3130 (REI)

Agent Comments

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  2

Price: \$1,700,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 307 sqm approx



39a Clyde St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

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  3
  1

Price: \$1,745,000
Method: Private Sale
Date: 04/09/2025
Property Type: House (Res)
Land Size: 504 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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