

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 2/8 Fir Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,218,000 Property Type Townhouse Suburb Blackburn

Period - From 11/03/2025 to 10/03/2026 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	2/38 High St NUNAWADING 3131	\$1,033,500	21/02/2026
2	60 Elmhurst Rd BLACKBURN 3130	\$1,163,000	18/02/2026
3	1a Larch St BLACKBURN 3130	\$1,005,000	16/02/2026

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: 11/03/2026 19:34

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3 2 2

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 239 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
11/03/2025 - 10/03/2026: \$1,218,000

Comparable Properties



2/38 High St NUNAWADING 3131 (REI)

Agent Comments

3 2 1

Price: \$1,033,500
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit



60 Elmhurst Rd BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,163,000
Method: Private Sale
Date: 18/02/2026
Property Type: Unit
Land Size: 283 sqm approx



1a Larch St BLACKBURN 3130 (REI)

Agent Comments

3 2 1

Price: \$1,005,000
Method: Private Sale
Date: 16/02/2026
Property Type: House (Res)
Land Size: 254 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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