

# 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 48 Salisbury Avenue, 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 \$1,450,000 & \$1,590,000

### Median sale price

Median price \$1,640,000 Property Type House Suburb Blackburn

Period - From 01/10/2025 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	1/4 Medway St BOX HILL NORTH 3129	\$1,660,000	22/11/2025
2	16 Gibson St BOX HILL SOUTH 3128	\$1,673,000	01/11/2025
3	2/6 Duckham St BLACKBURN 3130	\$1,550,000	22/09/2025

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: 16/02/2026 18:25

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**Indicative Selling Price**

\$1,450,000 - \$1,590,000

**Median House Price**

December quarter 2025: \$1,640,000



 4    3    2

**Property Type:** House

**Land Size:** 431 sqm approx

**Agent Comments**

## Comparable Properties

**1/4 Medway St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Townhouse (Res)



**16 Gibson St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,673,000

**Method:** Auction Sale

**Date:** 01/11/2025

**Property Type:** House (Res)

**Land Size:** 306 sqm approx

**2/6 Duckham St BLACKBURN 3130 (VG)**

**Agent Comments**

 4    -    -

**Price:** \$1,550,000

**Method:** Sale

**Date:** 22/09/2025

**Property Type:** Strata Unit/Villa Unit/Townhouse - Single OYO Unit

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