

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

2/3 Station Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$771,800 Property Type Unit Suburb Blackburn

Period - From 19/01/2025 to 18/01/2026 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	4/117 Surrey Rd BLACKBURN NORTH 3130	\$669,000	18/09/2025
2	3/61 Blackburn Rd BLACKBURN 3130	\$701,000	02/08/2025
3	5/32 Simpsons Rd BOX HILL 3128	\$688,000	19/07/2025

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: 19/01/2026 21:16

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2 1 1

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 103 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
19/01/2025 - 18/01/2026: \$771,800

Comparable Properties



4/117 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$669,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: Unit



3/61 Blackburn Rd BLACKBURN 3130 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$701,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Unit



5/32 Simpsons Rd BOX HILL 3128 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$688,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Unit

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