

## 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

60 ELMHURST 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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 6 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

1/101 CENTRAL ROAD BLACKBURN VIC 3130	\$1,200,000	29-Nov-25
2/21 BRANKSOME GROVE BLACKBURN SOUTH VIC 3130	\$1,100,500	11-Oct-25
2/7 MAIN STREET BLACKBURN VIC 3130	\$1,167,000	11-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 14 January 2026

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**1/101 CENTRAL ROAD BLACKBURN VIC 3130** Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **29-Nov-25**  
 Distance **1.68km**  
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**2/21 BRANKSOME GROVE BLACKBURN SOUTH VIC 3130** Sold Price **\$1,100,500** Sold Date **11-Oct-25**  
 Distance **1.76km**  
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**2/7 MAIN STREET BLACKBURN VIC 3130** Sold Price **\$1,167,000** Sold Date **11-Oct-25**  
 Distance **0.67km**  
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**RS** = Recent sale      **UN** = Undisclosed Sale

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