

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

5 WOORRWARREN LANE BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$12,950,000

&

\$14,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Oct 2024

to

30 Sep 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

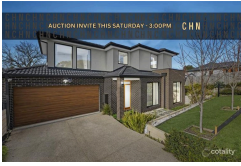
35 LORAIN AVENUE BOX HILL NORTH VIC 3129	1380000	30-Sep-25
5/8 CAMELIA STREET BOX HILL VIC 3128	1410000	20-Sep-25
1/35 SPRINGFIELD ROAD BOX HILL NORTH VIC 3129	1305000	14-May-25

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: 22 October 2025

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**35 LORAIN AVENUE BOX HILL
NORTH VIC 3129**

4 3 2

Sold Price ^{RS} **1380000** ^{UN} Sold Date **30-Sep-25**

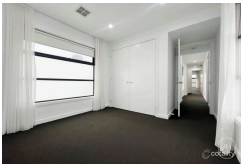
Distance **1.98km**

**5/8 CAMELIA STREET BOX HILL
VIC 3128**

4 3 2

Sold Price ^{RS} **1410000** Sold Date **20-Sep-25**

Distance **0.7km**

**1/35 SPRINGFIELD ROAD BOX HILL
NORTH VIC 3129**

4 3 2

Sold Price **1305000** Sold Date **14-May-25**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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