

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

1/4 FRANKCOM STREET 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

\$1,350,000

&

\$1,450,000

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

2/43 LABURNUM STREET BLACKBURN VIC 3130	\$1,660,000	07-Jul-25
3/43 LABURNUM STREET BLACKBURN VIC 3130	\$1,640,000	31-May-25
5/17 ELMHURST ROAD BLACKBURN VIC 3130	\$1,391,520	01-Jun-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



**2/43 LABURNUM STREET
BLACKBURN VIC 3130**

4 2 2

Sold Price **\$1,660,000** Sold Date **07-Jul-25**

Distance **0.33km**



**3/43 LABURNUM STREET
BLACKBURN VIC 3130**

4 3 2

Sold Price **\$1,640,000** Sold Date **31-May-25**

Distance **0.33km**



**5/17 ELMHURST ROAD
BLACKBURN VIC 3130**

4 3 -

Sold Price **\$1,391,520** Sold Date **01-Jun-25**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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