

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

9/4 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

\$880,000

&

\$950,000

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

5/8-10 LITHGOW AVENUE BLACKBURN VIC 3130	\$951,000	28-Mar-25
4/17 TARA AVENUE BLACKBURN VIC 3130	\$940,000	09-Aug-25
1/5 HINDON STREET BLACKBURN VIC 3130	\$916,000	04-May-24

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



**5/8-10 LITHGOW AVENUE
BLACKBURN VIC 3130**

2 1 1

Sold Price

\$951,000

Sold Date **28-Mar-25**

Distance **0.28km**



**4/17 TARA AVENUE BLACKBURN
VIC 3130**

2 1 2

Sold Price

^{RS} **\$940,000**

Sold Date **09-Aug-25**

Distance **0.32km**



**1/5 HINDON STREET BLACKBURN
VIC 3130**

2 1 1

Sold Price

\$916,000

Sold Date **04-May-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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