

# 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 16/19 Whitehorse 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)

Range between \$1,100,000 & \$1,180,000

### Median sale price

Median price \$770,500 Property Type Unit Suburb Blackburn

Period - From 01/04/2025 to 31/03/2026 Source REIV

### 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	2/8 Fir St BLACKBURN 3130	\$1,180,000	28/03/2026
2	1/116 Dorking Rd BOX HILL NORTH 3129	\$1,100,000	02/01/2026
3	1/5 Frankcom St BLACKBURN 3130	\$1,120,000	01/12/2025

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: 20/04/2026 14:30



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**2/8 Fir St BLACKBURN 3130 (REI)**

Agent Comments



**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 28/03/2026

**Property Type:** Unit

**1/116 Dorking Rd BOX HILL NORTH 3129 (VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Sale

**Date:** 02/01/2026

**Property Type:** Flat/Unit/Apartment (Res)

**1/5 Frankcom St BLACKBURN 3130 (VG)**

Agent Comments



**Price:** \$1,120,000

**Method:** Sale

**Date:** 01/12/2025

**Property Type:** Flat/Unit/Apartment (Res)