

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 6a Kerr Street, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,185,000 Property Type Townhouse Suburb Blackburn

Period - From 27/04/2025 to 26/04/2026 Source Property Data

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	1/5 Campaspe St BOX HILL NORTH 3129	\$1,300,000	31/03/2026
2	3/6 Baldwin Rd BLACKBURN 3130	\$1,202,000	14/03/2026
3	2a Toogoods Rise BOX HILL NORTH 3129	\$1,201,000	20/12/2025

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: 27/04/2026 13:18

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3 2 2

Property Type: Townhouse
Land Size: 368 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
27/04/2025 - 26/04/2026: \$1,185,000

Comparable Properties



1/5 Campaspe St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,300,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Single)
Land Size: 303 sqm approx



3/6 Baldwin Rd BLACKBURN 3130 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,202,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 7
Property Type: Unit
Land Size: 306 sqm approx



2a Toogoods Rise BOX HILL NORTH 3129 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,201,000
Method: Auction Sale
Date: 20/12/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

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