

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

1/2 DOULTON ROAD 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

\$1,615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$766,000

Property type

Unit

Suburb

Blackburn

Period-from

05 Oct 2024

to

05 Apr 2025

Source

Corelogic

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

1/60 MAIN STREET BLACKBURN VIC 3130	\$1,650,000	01-Feb-25
49A TRISTANIA STREET DONCASTER EAST VIC 3109	\$1,557,500	17-Dec-24
68 MARGARET STREET BOX HILL VIC 3128	\$1,550,000	15-Dec-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: 05 April 2025