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	3/2 Doulton Road, 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 $1,105,000 Property Type Townhouse Suburb Blackburn

Period - From 07/05/2024 to 06/05/2025 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	6/17 Elmhurst Rd BLACKBURN 3130	$1,390,000	13/04/2025
2	3/5 Campaspe St BOX HILL NORTH 3129	$1,180,000	12/04/2025
3	3 Rainbow La BOX HILL NORTH 3129	$1,253,000	12/04/2025

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: 07/05/2025 10:18

3/2 Doulton Road, Blackburn Vic 3130



4 3 2

Property Type: Townhouse
Land Size: 224 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Townhouse Price
07/05/2024 - 06/05/2025: $1,105,000

Comparable Properties



6/17 Elmhurst Rd BLACKBURN 3130 (REI)

4 3 2

Price: $1,390,000
Method: Auction Sale
Date: 13/04/2025
Property Type: Townhouse (Res)

Agent Comments



3/5 Campaspe St BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,180,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)
Land Size: 222 sqm approx

Agent Comments



3 Rainbow La BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,253,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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