

# 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

1/8 Service 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 \$950,000 & \$1,010,000

### 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.

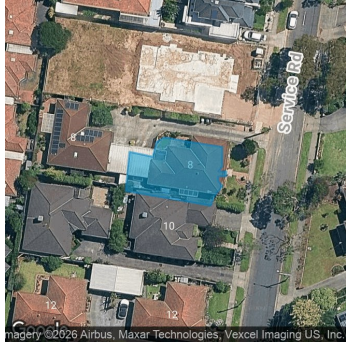
	Address of comparable property	Price	Date of sale
1	1/20 Service Rd BLACKBURN 3130	\$1,010,000	28/03/2026
2	2/5 Werder St BOX HILL NORTH 3129	\$922,000	14/03/2026
3	1/76 Whitehorse Rd BLACKBURN 3130	\$990,000	29/11/2025

**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:

28/05/2026 10:26



 3    2    2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,010,000

**Median Unit Price**

Year ending March 2026: \$770,500

## Comparable Properties



**1/20 Service Rd BLACKBURN 3130 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Unit

**Land Size:** 215 sqm approx



**2/5 Werder St BOX HILL NORTH 3129 (REI)**

Agent Comments

 3    2    1

**Price:** \$922,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Unit

**Land Size:** 448 sqm approx



**1/76 Whitehorse Rd BLACKBURN 3130 (VG)**

Agent Comments

 3    -    -

**Price:** \$990,000

**Method:** Sale

**Date:** 29/11/2025

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

Account - Barry Plant | P: (03) 9431 1243