

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

Range between \$875,000 & \$925,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Blackburn

Period - From 01/01/2026 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	2/33 Elmhurst Rd BLACKBURN 3130	\$875,000	15/06/2026
2	1/20 Service Rd BLACKBURN 3130	\$1,010,000	28/03/2026
3	2/5 Werder St BOX HILL NORTH 3129	\$922,000	14/03/2026

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:

22/06/2026 13:23



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$875,000 - \$925,000

Median Unit Price

March quarter 2026: \$745,000

Comparable Properties



2/33 Elmhurst Rd BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$875,000

Method: Private Sale

Date: 15/06/2026

Property Type: Unit



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

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/VG)

Agent Comments

3 2 1

Price: \$922,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Unit

Land Size: 448 sqm approx

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