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	2/48 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,190,000 Property Type Townhouse Suburb Blackburn

Period - From 25/06/2024 to 24/06/2025 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	1/48 Springfield Rd BLACKBURN 3130	$1,513,000	14/06/2025
2	1/12 Salisbury Av BLACKBURN 3130	$1,380,000	11/05/2025
3	1/9 Simpsons Rd BOX HILL 3128	$1,304,500	05/04/2025

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: 25/06/2025 14:57

2/48 Springfield Road, Blackburn Vic 3130



3 2 2

Property Type: Townhouse
Land Size: 240 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median Townhouse Price
25/06/2024 - 24/06/2025: $1,190,000

Comparable Properties



1/48 Springfield Rd BLACKBURN 3130 (REI)

4 2 2

Price: $1,513,000
Method: Private Sale
Date: 14/06/2025
Property Type: Townhouse (Single)

Agent Comments



1/12 Salisbury Av BLACKBURN 3130 (REI)

3 2 2

Price: $1,380,000
Method: Private Sale
Date: 11/05/2025
Property Type: Townhouse (Res)

Agent Comments



1/9 Simpsons Rd BOX HILL 3128 (REI/VG)

3 2 2

Price: $1,304,500
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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