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	1/13 SELWYN STREET 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~~		or range between	$1,390,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,510,000	Property type	House	Suburb	Blackburn
Period-from	01 May 2024	to	30 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
5 LYNDHURST CRESCENT BOX HILL NORTH VIC 3129	$1,262,000	15-Feb-25
83 ROSELLA STREET DONCASTER EAST VIC 3109	$1,410,000	14-Mar-25
2A MARGARET STREET BOX HILL VIC 3128	$1,450,000	07-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: 06 May 2025

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5 LYNDHURST CRESCENT BOX HILL NORTH VIC 3129

4 2 2

Sold Price **$1,262,000** Sold Date **15-Feb-25**

Distance **1.76km**



83 ROSELLA STREET DONCASTER EAST VIC 3109

4 3 3

Sold Price RS **$1,410,000** UN Sold Date **14-Mar-25**

Distance **1.84km**



2A MARGARET STREET BOX HILL VIC 3128

4 2 2

Sold Price **$1,450,000** Sold Date **07-Dec-24**

Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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