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	8/5 Frankcom Street, Blackburn Vic 3130

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,205,000 Property Type Townhouse Suburb Blackburn

Period - From 16/03/2025 to 15/03/2026 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	2/5 Minna St BLACKBURN 3130	$830,000	29/01/2026
2	2/71 Thames St BOX HILL 3128	$765,000	27/11/2025
3	2/20-22 Albion Rd BOX HILL 3128	$743,500	20/09/2025

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: 16/03/2026 14:49

8/5 Frankcom Street, Blackburn Vic 3130



Property Type:
Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Townhouse Price
16/03/2025 - 15/03/2026: $1,205,000

Comparable Properties



2/5 Minna St BLACKBURN 3130 (REI/VG)

2 | 1 | 1

Price: $830,000
Method: Private Sale
Date: 29/01/2026
Property Type: Townhouse (Res)

Agent Comments



2/71 Thames St BOX HILL 3128 (REI/VG)

3 | 2 | 1

Price: $765,000
Method: Private Sale
Date: 27/11/2025
Property Type: Townhouse (Single)

Agent Comments



2/20-22 Albion Rd BOX HILL 3128 (REI)

2 | 2 | 2

Price: $743,500
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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