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	1/17 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between $1,300,000 & $1,380,000

Median sale price

Median price $1,185,000 Property Type Townhouse Suburb Blackburn

Period - From 21/04/2025 to 20/04/2026 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	1/27 Shannon St BOX HILL NORTH 3129	$1,373,888	21/03/2026
2	1/43 Glen Ebor Av BLACKBURN 3130	$1,450,000	15/03/2026
3	2/16 Sussex St BLACKBURN NORTH 3130	$1,295,000	26/02/2026

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: 21/04/2026 11:25

1/17 Elmhurst Road, Blackburn Vic 3130



4 3 2

Property Type:
Agent Comments

Indicative Selling Price
$1,300,000 - $1,380,000
Median Townhouse Price
21/04/2025 - 20/04/2026: $1,185,000

Comparable Properties



1/27 Shannon St BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,373,888
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)

Agent Comments



1/43 Glen Ebor Av BLACKBURN 3130 (REI)

4 3 2

Price: $1,450,000
Method: Private Sale
Date: 15/03/2026
Property Type: Townhouse (Res)
Land Size: 355 sqm approx

Agent Comments



2/16 Sussex St BLACKBURN NORTH 3130 (REI/VG)

4 2 2

Price: $1,295,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: Townhouse (Res)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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