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	5/9 FRANKCOM 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	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$763,900	Property type	Unit	Suburb	Blackburn
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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
1/9 FRANKCOM STREET BLACKBURN VIC 3130	$1,500,000	11-Apr-26
1/27 SHANNON STREET BOX HILL NORTH VIC 3129	$1,373,888	21-Mar-26
3/51 TYNE STREET BOX HILL NORTH VIC 3129	$1,350,000	13-Jul-26

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: 13 August 2026

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1/9 FRANKCOM STREET BLACKBURN VIC 3130

4 3 2

Sold Price RS $1,500,000 Sold Date 11-Apr-26

Distance 0.02km

1/27 SHANNON STREET BOX HILL NORTH VIC 3129

4 3 2

Sold Price $1,373,888 Sold Date 21-Mar-26

Distance 1.81km

3/51 TYNE STREET BOX HILL NORTH VIC 3129

4 3 2

Sold Price $1,350,000 Sold Date 13-Jul-26

Distance 1.98km

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

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