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	1/2 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Single price $1,279,000

Median sale price

Median price $1,109,000 Property Type Townhouse Suburb Blackburn

Period - From 27/06/2025 to 26/06/2026 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	1/17 Elmhurst Rd BLACKBURN 3130	$1,355,000	15/06/2026
2	6a Kerr St BLACKBURN 3130	$1,280,000	09/05/2026
3	25 Salisbury Av BLACKBURN 3130	$1,310,000	02/05/2026

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: 27/06/2026 13:45

1/2 Elmhurst Road, Blackburn Vic 3130

Christine Bafas
9908 5700
0427 835 610
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4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,279,000
Median Townhouse Price
27/06/2025 - 26/06/2026: $1,109,000

Comparable Properties



1/17 Elmhurst Rd BLACKBURN 3130 (REI)

4 3 2

Price: $1,355,000
Method: Private Sale
Date: 15/06/2026
Property Type: Townhouse (Single)

Agent Comments



6a Kerr St BLACKBURN 3130 (REI)

3 2 2

Price: $1,280,000
Method: Sold Before Auction
Date: 09/05/2026
Property Type: Townhouse (Res)
Land Size: 368 sqm approx

Agent Comments



25 Salisbury Av BLACKBURN 3130 (REI)

3 2 2

Price: $1,310,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 315 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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