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	52 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Single price $1,108,000

Median sale price

Median price	$1,575,000	Property Type	House	Suburb	Blackburn
Period - From	22/08/2025	to	21/08/2026	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	28 Lantana St BLACKBURN NORTH 3130	$1,175,000	06/06/2026
2	65 Twyford St BOX HILL NORTH 3129	$1,156,000	06/05/2026
3	12 Gunyah Rd BLACKBURN NORTH 3130	$1,160,000	02/04/2026

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: 22/08/2026 15:05