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	1/48 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,149,000 Property Type Townhouse Suburb Blackburn

Period - From 28/05/2024 to 27/05/2025 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	3/2 Doulton Rd BLACKBURN 3130	$1,376,000	24/05/2025
2	1/2 Doulton Rd BLACKBURN 3130	$1,550,000	16/04/2025
3	2/21 Caroline Cr BLACKBURN NORTH 3130	$1,500,000	01/03/2025

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: 28/05/2025 15:15

1/48 Springfield Road, Blackburn Vic 3130

BARRYPLANT



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median Townhouse Price
28/05/2024 - 27/05/2025: $1,149,000

Comparable Properties



3/2 Doulton Rd BLACKBURN 3130 (REI)

4 3 2

Price: $1,376,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Agent Comments



1/2 Doulton Rd BLACKBURN 3130 (REI)

4 3 2

Price: $1,550,000
Method: Private Sale
Date: 16/04/2025
Property Type: Townhouse (Single)
Land Size: 322 sqm approx

Agent Comments



2/21 Caroline Cr BLACKBURN NORTH 3130 (REI/VG)

5 3 2

Price: $1,500,000
Method: Sold Before Auction
Date: 01/03/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata .com.au

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