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 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $1,565,000 Property Type House Suburb Blackburn

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	11A Athol Ct BLACKBURN 3130	$1,050,000	02/12/2025
2	1/20 Karen St BOX HILL NORTH 3129	$923,000	29/11/2025
3	66a Laburnum St BLACKBURN 3130	$1,001,000	25/10/2025

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: 09/12/2025 10:22

5 Elmhurst Road, Blackburn Vic 3130

JellisCraig

Hugh Francis
9908 5700
0401 265 338
hughfrancis@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 344 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median House Price
September quarter 2025: $1,565,000

Comparable Properties



11A Athol Ct BLACKBURN 3130 (REI)

3 1 1

Price: $1,050,000
Method: Private Sale
Date: 02/12/2025
Property Type: Unit
Land Size: 320 sqm approx

Agent Comments



1/20 Karen St BOX HILL NORTH 3129 (REI)

3 2 2

Price: $923,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 315 sqm approx

Agent Comments



66a Laburnum St BLACKBURN 3130 (REI)

2 1 1

Price: $1,001,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

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