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	3 Elmhurst Road, Blackburn Vic 3130

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,626,000 Property Type House Suburb Blackburn

Period - From 01/10/2024 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	15 Norway Av BLACKBURN 3130	$1,300,000	18/11/2025
2	2 Athol Ct BLACKBURN 3130	$1,320,000	11/08/2025
3	2 Morrie Cr BLACKBURN NORTH 3130	$1,347,000	09/08/2025

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: 20/11/2025 15:21

3 Elmhurst Road, Blackburn Vic 3130

JellisCraig

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au



2 1 3

Property Type: House
Land Size: 623 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2025: $1,626,000

Comparable Properties



15 Norway Av BLACKBURN 3130 (REI)

3 1 1

Price: $1,300,000
Method: Private Sale
Date: 18/11/2025
Property Type: House

Agent Comments



2 Athol Ct BLACKBURN 3130 (REI/VG)

2 1 2

Price: $1,320,000
Method: Sold Before Auction
Date: 11/08/2025
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments



2 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)

3 1 2

Price: $1,347,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

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