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

2/2 Hillside Crescent, Blackburn Vic 3130

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice*							
Median price	\$901,000	Pro	operty Type	Unit			Suburb	Blackburn
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3/11 Mersey St BOX HILL NORTH 3129	\$882,000	05/04/2025
2	1/4 Minna St BLACKBURN 3130	\$901,000	22/03/2025
3	3/71 Severn St BOX HILL NORTH 3129	\$858,000	13/02/2025

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:

21/07/2025 23:19



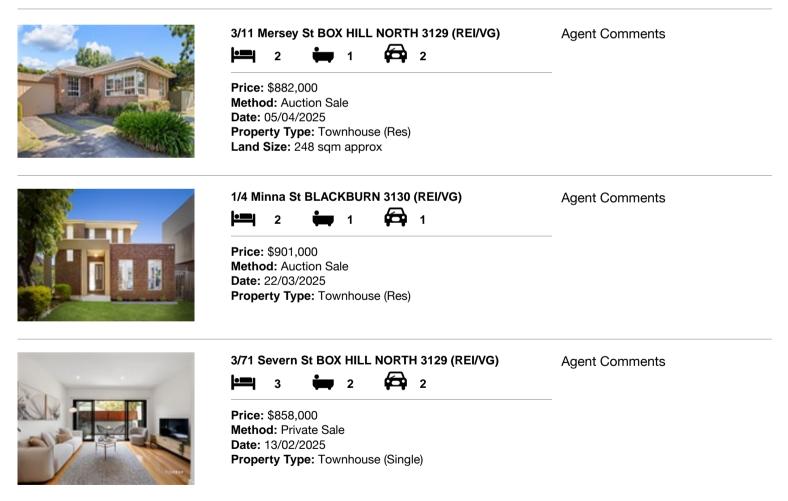
JellisCraig





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median Unit Price * 01/01/2025 - 31/03/2025: \$901,000 * Agent calculated median

Comparable Properties



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