

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 consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price*

Median price \$901,000

Property Type Unit

Suburb Blackburn

Period - From 01/01/2025

to 31/03/2025

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	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



 3  2  1

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



3/11 Mersey St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 2  1  2

Price: \$882,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)

Land Size: 248 sqm approx



1/4 Minna St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$901,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)



3/71 Severn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  2

Price: \$858,000

Method: Private Sale

Date: 13/02/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: (03) 9908 5700