

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

3/4 FRANKCOM STREET BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

Other

Suburb

Blackburn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

3/421 MIDDLEBOROUGH ROAD BOX HILL VIC 3128	\$1,035,000	21-Dec-24
2/465 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$975,000	19-Feb-25
3/496 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$1,002,500	04-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 30 July 2025



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**3/421 MIDDLEBOROUGH ROAD
BOX HILL VIC 3128**

3 2 2

Sold Price **\$1,035,000** Sold Date **21-Dec-24**

Distance **0.47km**



**2/465 MIDDLEBOROUGH ROAD
BOX HILL NORTH VIC 3129**

3 2 1

Sold Price **\$975,000** Sold Date **19-Feb-25**

Distance **0.7km**



**3/496 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

3 2 2

Sold Price **\$1,002,500** Sold Date **04-Apr-25**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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