

## 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

2/4 DOWNING STREET BLACKBURN VIC 3130

### Indicative selling price

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

Single Price

or range  
between

\$1,060,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,250

Property type

Unit

Suburb

Blackburn

Period-from

17 Oct 2025

to

17 Apr 2026

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

5/4 BARKLY STREET BOX HILL VIC 3128	\$1,190,000	06-Mar-26
4/28-30 SWEETLAND ROAD BOX HILL VIC 3128	\$1,273,000	26-Dec-25
1/169 SURREY ROAD BLACKBURN VIC 3130	\$1,139,000	09-Dec-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: 17 April 2026