

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

28 CANTERBURY ROAD BLACKBURN SOUTH 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

\$1,120,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,388,500

Property type

House

Suburb

Blackburn South

Period-from

01 Mar 2025

to

28 Feb 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

1207 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128	\$1,175,000	04-Nov-25
3 LLOYD COURT BLACKBURN SOUTH VIC 3130	\$1,103,000	20-Nov-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: 15 March 2026



1207 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128

Sold Price **\$1,175,000** Sold Date **04-Nov-25**

 3  1  1

Distance **1.89km**



3 LLOYD COURT BLACKBURN SOUTH VIC 3130

Sold Price **\$1,103,000** Sold Date **20-Nov-25**

 3  1  1

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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