

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

2B DORA AVENUE, 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jun 2025

to

31 May 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

3/117 ALBION ROAD BOX HILL VIC 3128	\$955,000	11-May-26
4/14 FRANKCOM STREET BLACKBURN VIC 3130	\$950,000	02-Mar-26
16/7 HAY STREET BOX HILL SOUTH VIC 3128	\$880,000	17-May-26

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: 29 June 2026



3/117 ALBION ROAD BOX HILL VIC 3128

Sold Price

^{RS} **\$955,000** ^{UN}

Sold Date

11-May-26

 4

 2

 2

Distance

0.53km



4/14 FRANKCOM STREET BLACKBURN VIC 3130

Sold Price

\$950,000

Sold Date

02-Mar-26

 3

 2

 2

Distance

0.49km



16/7 HAY STREET BOX HILL SOUTH VIC 3128

Sold Price

^{RS} **\$880,000**

Sold Date

17-May-26

 4

 3

 2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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or range
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\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

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Period-from

01 Jun 2025

to

31 May 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

16/7 HAY STREET BOX HILL SOUTH VIC 3128	\$880,000	17-May-26
19/7 HAY STREET BOX HILL SOUTH VIC 3128	\$875,000	01-Apr-26

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.

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16/7 HAY STREET BOX HILL SOUTH Sold Price
VIC 3128

^{RS} **\$880,000** Sold Date **17-May-26**

 4  3  2

Distance **1.21km**



19/7 HAY STREET BOX HILL SOUTH Sold Price
VIC 3128

\$875,000 Sold Date **01-Apr-26**

 4  3  2

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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