

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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

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

3/16 GRAHAM PLACE BOX HILL VIC 3128	\$1,001,000	11-Mar-26
1C BOLTON STREET BOX HILL VIC 3128	\$1,050,000	02-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: 03 June 2026

**3/16 GRAHAM PLACE BOX HILL
VIC 3128**

🛏️ 3 🚿 2 🚗 1

Sold Price

\$1,001,000

Sold Date

11-Mar-26

Distance

0.88km**1C BOLTON STREET BOX HILL VIC
3128**

🛏️ 3 🚿 2 🚗 2

Sold Price

\$1,050,000

Sold Date

02-May-26

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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(*Delete house or unit as applicable)

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Address of comparable property

Price

Date of sale

3/16 GRAHAM PLACE BOX HILL VIC 3128	\$1,001,000	11-Mar-26
1C BOLTON STREET BOX HILL VIC 3128	\$1,050,000	02-May-26
4/14 FRANKCOM STREET BLACKBURN VIC 3130	\$950,000	02-Mar-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: 04 June 2026


**3/16 GRAHAM PLACE BOX HILL
VIC 3128**
 3  2  1

Sold Price

\$1,001,000

Sold Date

11-Mar-26

Distance

0.88km

**1C BOLTON STREET BOX HILL VIC
3128**
 3  2  2

Sold Price

\$1,050,000

Sold Date

02-May-26

Distance

0.31km

**4/14 FRANKCOM STREET
BLACKBURN VIC 3130**
 3  2  2

Sold Price

\$950,000

Sold Date

02-Mar-26

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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