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	202/18 Queen Street, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $340,000

Median sale price

Median price $632,500 Property Type Unit Suburb Blackburn

Period - From 06/05/2024 to 05/05/2025 Source Property Data

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 six 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
1	208/18 Queen St BLACKBURN 3130	$350,000	03/05/2025
2	403/12 Queen St BLACKBURN 3130	$355,000	11/03/2025
3	301/18 Queen St BLACKBURN 3130	$348,000	23/12/2024

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 six months.~~

This Statement of Information was prepared on: 06/05/2025 10:50

202/18 Queen Street, Blackburn Vic 3130

McGrath

Elliot Kyriakou
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$340,000
Median Unit Price
06/05/2024 - 05/05/2025: $632,500

Comparable Properties



208/18 Queen St BLACKBURN 3130 (REI)

1 1 1

Price: $350,000
Method: Private Sale
Date: 03/05/2025
Property Type: Apartment

Agent Comments



403/12 Queen St BLACKBURN 3130 (REI/VG)

1 1 1

Price: $355,000
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment

Agent Comments



301/18 Queen St BLACKBURN 3130 (REI/VG)

1 1 -

Price: $348,000
Method: Private Sale
Date: 23/12/2024
Property Type: Apartment

Agent Comments

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