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	2/100 MAIN STREET 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$888,000	Property type	Unit	Suburb	Blackburn
Period-from	01 Aug 2024	to	31 Jul 2025	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
4/68 LABURNUM STREET BLACKBURN VIC 3130	$771,000	12-Jul-25
3/61 BLACKBURN ROAD BLACKBURN VIC 3130	$701,000	02-Aug-25
4/26 WOLSELEY CRESCENT BLACKBURN VIC 3130	$660,000	20-May-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: 22 August 2025

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4/68 LABURNUM STREET
BLACKBURN VIC 3130

2 1 1

Sold Price RS **$771,000** Sold Date **12-Jul-25**

Distance **0.98km**



3/61 BLACKBURN ROAD
BLACKBURN VIC 3130

2 1 1

Sold Price RS **$701,000** UN Sold Date **02-Aug-25**

Distance **0.76km**



4/26 WOLSELEY CRESCENT
BLACKBURN VIC 3130

2 1 1

Sold Price **$660,000** Sold Date **20-May-25**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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