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	1/169 Surrey Road, Blackburn Vic 3130

Indicative selling price

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

Range between $1,100,000 & $1,150,000

Median sale price

Median price $1,260,000 Property Type Townhouse Suburb Blackburn

Period - From 08/11/2024 to 07/11/2025 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	2/15 Ashley St BOX HILL NORTH 3129	$1,172,000	11/10/2025
2	4/19 Whitehorse Rd BLACKBURN 3130	$1,165,000	22/09/2025
3	29A Kett St NUNAWADING 3131	$1,180,000	31/07/2025

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: 08/11/2025 18:55

1/169 Surrey Road, Blackburn Vic 3130

Harcourts



4 3 2

Property Type: Townhouse (Single)
Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,150,000
Median Townhouse Price
08/11/2024 - 07/11/2025: $1,260,000

Comparable Properties



2/15 Ashley St BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,172,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments

4/19 Whitehorse Rd BLACKBURN 3130 (VG)

4 - -

Price: $1,165,000
Method: Sale
Date: 22/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



29A Kett St NUNAWADING 3131 (REI/VG)

4 3 2

Price: $1,180,000
Method: Private Sale
Date: 31/07/2025
Property Type: Townhouse (Single)
Land Size: 427 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

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