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	506/20 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Range between $570,000 & $600,000

Median sale price

Median price $640,000 Property Type Unit Suburb Blackburn

Period - From 14/07/2025 to 13/07/2026 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	510/160 Whitehorse Rd BLACKBURN 3130	$590,000	21/04/2026
2	205/166 Whitehorse Rd BLACKBURN 3130	$595,000	15/01/2026
3	509/160 Whitehorse Rd BLACKBURN 3130	$615,000	15/01/2026

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: 14/07/2026 13:47

506/20 Queen Street, Blackburn Vic 3130

McGrath

James Lewis
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0418 343 091
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$570,000 - $600,000
Median Unit Price
14/07/2025 - 13/07/2026: $640,000

Comparable Properties



510/160 Whitehorse Rd BLACKBURN 3130 (REI)

2 2 1

Price: $590,000
Method: Private Sale
Date: 21/04/2026
Property Type: Apartment

Agent Comments



205/166 Whitehorse Rd BLACKBURN 3130 (REI/VG)

2 2 1

Price: $595,000
Method: Private Sale
Date: 15/01/2026
Property Type: Apartment

Agent Comments



509/160 Whitehorse Rd BLACKBURN 3130 (REI/VG)

2 2 1

Price: $615,000
Method: Private Sale
Date: 15/01/2026
Property Type: Apartment

Agent Comments

Account - McGrath Blackburn | P: 0398771277

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