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	106/22 BLACKBURN ROAD 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	$620,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$903,000	Property type	Unit	Suburb	Blackburn
Period-from	01 Sep 2024	to	31 Aug 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
209/3 THIELE COURT BLACKBURN VIC 3130	$622,000	28-May-25
202/67 KATRINA STREET BLACKBURN NORTH VIC 3130	$620,000	28-Apr-25
521/26 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	$660,000	16-Jul-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: 30 September 2025

OBrien Real Estate

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209/3 THIELE COURT BLACKBURN VIC 3130

2 2 1

Sold Price **$622,000** Sold Date **28-May-25**

Distance **1.06km**

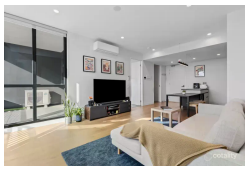


202/67 KATRINA STREET BLACKBURN NORTH VIC 3130

2 2 1

Sold Price **$620,000** Sold Date **28-Apr-25**

Distance **2km**



521/26 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151

2 2 1

Sold Price **$660,000** Sold Date **16-Jul-25**

Distance **3.33km**

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

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