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	8/11 JOHN 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	Suburb	Blackburn
Period-from	01 Nov 2024	to	31 Oct 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
5/8-10 ALBERT STREET BLACKBURN VIC 3130	$573,000	12-Jul-25
2/117 SURREY ROAD BLACKBURN NORTH VIC 3130	$636,000	26-Aug-25
7/251 SPRINGFIELD ROAD NUNAWADING VIC 3131	$633,000	30-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: 29 November 2025

OBrien Real Estate

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5/8-10 ALBERT STREET BLACKBURN VIC 3130

2 1 1

Sold Price **$573,000** Sold Date **12-Jul-25**

Distance **0.51km**



2/117 SURREY ROAD BLACKBURN NORTH VIC 3130

2 1 1

Sold Price **$636,000** Sold Date **26-Aug-25**

Distance **0.64km**



7/251 SPRINGFIELD ROAD NUNAWADING VIC 3131

2 1 1

Sold Price **$633,000** Sold Date **30-Jul-25**

Distance **1.29km**

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

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