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	G05/6 Queen Street, Blackburn VIC 3130

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $701,000 Property Type Unit Suburb Blackburn

Period - From 12/11/2024 to 11/05/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
104/17 Station St, Blackburn Vic	$470,000	18/04/2025
9/85 Whitehorse Rd, Blackburn Vic	$465,000	23/02/2025
118/1 Sergeant St, Blackburn Vic	$480,000	18/12/2024

This Statement of Information was prepared on: 13/05/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

G05/6 Queen Street, Blackburn VIC 3130



2 1 1

Property Type: Unit

Mark Johnstone
0398941000
0417 377 916
mjohnstone@woodards.com.au

Indicative Selling Price
$450,000 - $480,000
Median House Price
Year ending May 2025: $701,000

Comparable Properties



104/17 Station St, Blackburn Vic

2 1 1

Price: $470,000
Method: Private Sale
Date: 18/04/2025
Property Type: Unit
Land Size:



9/85 Whitehorse Rd, Blackburn Vic

2 1 1

Price: $465,000
Method: Private Sale
Date: 23/02/2025
Property Type: Unit
Land Size:



118/1 Sergeant St, Blackburn Vic

2 2 1

Price: $480,000
Method: Auction Sale
Date: 18/12/2024
Property Type: Unit
Land Size:

Account - Woodards Blackburn | P: 9894 1000

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