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	409/166 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $635,000 Property Type Unit Suburb Blackburn

Period - From 24/02/2024 to 23/02/2025 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	102/17-21 Queen St BLACKBURN 3130	$385,000	12/10/2024
2	509d/160 Whitehorse Rd BLACKBURN 3130	$420,000	08/10/2024
3			

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: 24/02/2025 12:19

RT Edgar

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Property Type: Strata Unit/Flat
Land Size: 8767 sqm approx

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
24/02/2024 - 23/02/2025: $635,000

Comparable Properties



102/17-21 Queen St BLACKBURN 3130 (REI)

1 1 1

Price: $385,000
Method: Private Sale
Date: 12/10/2024
Property Type: Apartment

Agent Comments



509d/160 Whitehorse Rd BLACKBURN 3130 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 08/10/2024
Property Type: Apartment

Agent Comments

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.

Account - RT Edgar | P: 03 9826 1000

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