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	2/160-162 Surrey Road, Blackburn Vic 3130

Indicative selling price

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

Single price $799,000

Median sale price

Median price $800,000 Property Type Unit Suburb Blackburn

Period - From 24/11/2024 to 23/11/2025 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	3/501 Middleborough Rd BOX HILL NORTH 3129	$780,000	15/11/2025
2	3/69 Laburnum St BLACKBURN 3130	$788,000	30/10/2025
3	4/37 Williams Rd BLACKBURN 3130	$805,000	27/07/2025

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: 24/11/2025 09:04

2/160-162 Surrey Road, Blackburn Vic 3130

JellisCraig



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$799,000
Median Unit Price
24/11/2024 - 23/11/2025: $800,000

Comparable Properties



3/501 Middleborough Rd BOX HILL NORTH 3129 (REI)

2 1 1

Price: $780,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit
Land Size: 166 sqm approx

Agent Comments



3/69 Laburnum St BLACKBURN 3130 (REI)

2 1 1

Price: $788,000
Method: Auction Sale
Date: 30/10/2025
Property Type: Unit

Agent Comments



4/37 Williams Rd BLACKBURN 3130 (REI/VG)

2 1 2

Price: $805,000
Method: Sold Before Auction
Date: 27/07/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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