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	1/54 Blackburn Road, Blackburn Vic 3130

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $782,500 Property Type Unit Suburb Blackburn

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	6/92-94 Main St BLACKBURN 3130	$765,300	09/11/2025
2	3/69 Laburnum St BLACKBURN 3130	$788,000	30/10/2025
3	4/406 Middleborough Rd BLACKBURN 3130	$771,800	11/10/2025

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: 11/11/2025 11:45

1/54 Blackburn Road, Blackburn Vic 3130

JellisCraig

Samantha Pascoe
03 9908 5700
0432 455 693
samanthapascoe@jelliscraig.com.au



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending September 2025: $782,500

Comparable Properties



6/92-94 Main St BLACKBURN 3130 (REI)

2 1 1

Price: $765,300
Method: Sold Before Auction
Date: 09/11/2025
Property Type: Unit

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



4/406 Middleborough Rd BLACKBURN 3130 (REI)

2 1 1

Price: $771,800
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE | propertydata.com.au

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