

# 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

205/6 Queen Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$470,000

### Median sale price

Median price \$753,000 Property Type Unit Suburb Blackburn

Period - From 01/10/2024 to 31/12/2024 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	405/20 Queen St BLACKBURN 3130	\$462,888	10/11/2024
2	106/202 Surrey Rd BLACKBURN 3130	\$478,000	02/11/2024
3	401/12 Queen St BLACKBURN 3130	\$500,000	26/08/2024

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:

14/02/2025 14:36



2   
 1   
 1

**Property Type:** Apartment

**Agent Comments**

Built around 2019 Body Corp approx. \$5400 PA  
 Council rate approx. \$788 PA. Rental \$480/week till 18/04/25.

**Indicative Selling Price**

\$430,000 - \$470,000

**Median Unit Price**

December quarter 2024: \$753,000

## Comparable Properties



**405/20 Queen St BLACKBURN 3130 (REI)**

[Agent Comments](#)

2   
 1   
 1

**Price:** \$462,888

**Method:** Private Sale

**Date:** 10/11/2024

**Property Type:** Apartment



**106/202 Surrey Rd BLACKBURN 3130 (VG)**

[Agent Comments](#)

2   
 -   
 -

**Price:** \$478,000

**Method:** Sale

**Date:** 02/11/2024

**Property Type:** Subdivided Flat - Single OYO Flat



**401/12 Queen St BLACKBURN 3130 (REI/VG)**

[Agent Comments](#)

2   
 1   
 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** Unit

**Account - The One Real Estate (AU) | P: 03 7007 5707**