

## 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

305/202 SURREY ROAD BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

121/1 SERGEANT STREET BLACKBURN VIC 3130	\$500,000	26-Oct-24
106/202 SURREY ROAD BLACKBURN VIC 3130	\$478,000	02-Nov-24
203/168 WHITEHORSE ROAD BLACKBURN VIC 3130	\$618,000	04-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 27 February 2025



**121/1 SERGEANT STREET  
BLACKBURN VIC 3130**

2 2 1

Sold Price **\$500,000** Sold Date **26-Oct-24**

Distance **1.18km**



**106/202 SURREY ROAD  
BLACKBURN VIC 3130**

2 2 1

Sold Price **\$478,000** Sold Date **02-Nov-24**

Distance **0km**



**203/168 WHITEHORSE ROAD  
BLACKBURN VIC 3130**

2 2 1

Sold Price **\$618,000** Sold Date **04-Nov-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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