

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

1/194 Surrey 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 \$736,500 Property Type Unit Suburb Blackburn

Period - From 03/06/2024 to 02/06/2025 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	27 Brazeel St BLACKBURN SOUTH 3130	\$775,000	22/02/2025
2	2/143 Eley Rd BLACKBURN SOUTH 3130	\$749,000	29/03/2025
3	2/67 Blackburn Rd BLACKBURN 3130	\$800,000	26/04/2025

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:

03/07/2025 11:03



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Property Type: Unit
Land Size: 128 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
03/06/2024 - 02/06/2025: \$736,500

Comparable Properties



27 Brazeel St BLACKBURN SOUTH 3130 (REI)

Agent Comments

2 1 1

Price: \$775,000
Method:
Date: 22/02/2025
Property Type: Townhouse (Single)



2/143 Eley Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

2 1 1

Price: \$749,000
Method:
Date: 29/03/2025
Property Type: Unit



2/67 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

2 1 -

Price: \$800,000
Method: Sold Before Auction
Date: 26/04/2025
Property Type: Unit
Land Size: 162 sqm approx