

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

1/26 SPRINGFIELD ROAD BLACKBURN VIC 3130

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

1/30-32 LARKSPUR AVENUE DONCASTER VIC 3108	\$875,000	21-Mar-25
59 SURREY ROAD BLACKBURN NORTH VIC 3130	\$818,000	10-Mar-25
65B SURREY ROAD BLACKBURN NORTH VIC 3130	\$788,000	01-Apr-25

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.~~

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1/30-32 LARKSPUR AVENUE DONCASTER VIC 3108

3 2 2

Sold Price **\$875,000** Sold Date **21-Mar-25**

Distance **2.07km**



59 SURREY ROAD BLACKBURN NORTH VIC 3130

3 2 2

Sold Price **\$818,000** Sold Date **10-Mar-25**

Distance **1.38km**



65B SURREY ROAD BLACKBURN NORTH VIC 3130

3 2 2

Sold Price **\$788,000** Sold Date **01-Apr-25**

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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