Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address Including suburb and postcode	1 Downing Street, Blackburn VIC 3130
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Indicative selling price

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

Median sale price

Median price	\$1,626,000	Pro	perty Type H	ouse		Suburb	Blackburn
Period - From	25/05/2025	to	24/11/2025	Sou	urce	pdol	

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
145 Surrey Rd, Blackburn Vic	\$1,250,000	18/11/2025
623 Middleborough Rd, Box Hill North Vic	\$1,080,000	21/10/2025
147 Springfield Rd, Blackburn North Vic	\$1,275,000	11/10/2025

This Statement of Information was prepared on:	25/11/2025

