

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

101/18 WHITEHORSE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

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

204/21 QUEEN STREET BLACKBURN VIC 3130	\$550,000	16-Apr-25
307/21 QUEEN STREET BLACKBURN VIC 3130	\$532,500	28-Jul-25
202/10 MAIN STREET BLACKBURN VIC 3130	\$616,000	09-Jul-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.~~

This Statement of Information was prepared on: 18 August 2025

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**204/21 QUEEN STREET
BLACKBURN VIC 3130**

 2  2  1

Sold Price **\$550,000** Sold Date **16-Apr-25**

Distance **1.08km**



**307/21 QUEEN STREET
BLACKBURN VIC 3130**

 2  2  1

Sold Price ^{RS} **\$532,500** Sold Date **28-Jul-25**

Distance **1.08km**



**202/10 MAIN STREET BLACKBURN
VIC 3130**

 2  2  1

Sold Price ^{RS} **\$616,000** ^{UN} Sold Date **09-Jul-25**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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