

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

2/100 MAIN STREET 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

\$650,000

&

\$715,000

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

4/68 LABURNUM STREET BLACKBURN VIC 3130	\$771,000	12-Jul-25
3/61 BLACKBURN ROAD BLACKBURN VIC 3130	\$701,000	02-Aug-25
4/26 WOLSELEY CRESCENT BLACKBURN VIC 3130	\$660,000	20-May-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: 22 August 2025


**4/68 LABURNUM STREET
BLACKBURN VIC 3130**

 2
  1
  1

Sold Price

^{RS}
\$771,000

Sold Date

12-Jul-25

Distance

0.98km

**3/61 BLACKBURN ROAD
BLACKBURN VIC 3130**

 2
  1
  1

Sold Price

^{RS}
\$701,000
^{UN}

Sold Date

02-Aug-25

Distance

0.76km

**4/26 WOLSELEY CRESCENT
BLACKBURN VIC 3130**

 2
  1
  1

Sold Price

\$660,000

Sold Date

20-May-25

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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