

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

203/1 Sergeant Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$772,000 Property Type Unit Suburb Blackburn

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	15/17-21 Queen St BLACKBURN 3130	\$385,000	25/07/2025
2	7/55-65 Railway Rd BLACKBURN 3130	\$405,000	18/06/2025
3	3/54 Gardenia St BLACKBURN 3130	\$388,000	17/05/2025

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:

27/08/2025 12:36

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Property Type:
Flat/Unit/Apartment (Res)
[Agent Comments](#)

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
Year ending June 2025: \$772,000

Comparable Properties



15/17-21 Queen St BLACKBURN 3130 (REI)

[Agent Comments](#)



Price: \$385,000
Method: Private Sale
Date: 25/07/2025
Property Type: Apartment



7/55-65 Railway Rd BLACKBURN 3130 (REI)

[Agent Comments](#)



Price: \$405,000
Method: Private Sale
Date: 18/06/2025
Property Type: Apartment



3/54 Gardenia St BLACKBURN 3130 (REI/VG)

[Agent Comments](#)



Price: \$388,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Unit