

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

205/6 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$901,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/01/2025

to

31/03/2025

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	104/17 Station St BLACKBURN 3130	\$470,000	18/04/2025
2	109/1 Queen St BLACKBURN 3130	\$470,000	10/02/2025
3	405/20 Queen St BLACKBURN 3130	\$462,888	10/11/2024

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:

06/05/2025 09:14



2 1 1

Property Type: Apartment

Agent Comments

Built around 2019 Body Corp approx. \$5400 PA Council rate approx. \$788 PA. Rental \$480/week, month by month at the moment

Indicative Selling Price

\$435,000

Median Unit Price

March quarter 2025: \$901,000

Comparable Properties



104/17 Station St BLACKBURN 3130 (REI)

Agent Comments

2 1 1

Price: \$470,000

Method: Private Sale

Date: 18/04/2025

Property Type: Apartment

109/1 Queen St BLACKBURN 3130 (VG)

Agent Comments

2 - -

Price: \$470,000

Method: Sale

Date: 10/02/2025

Property Type: Subdivided Flat - Single OYO Flat



405/20 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$462,888

Method: Private Sale

Date: 10/11/2024

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707