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	
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Single price \$435,000

Median sale price

Median price	\$901,000	Pro	perty Type Unit	t	Suburb	Blackburn
Period - From	01/01/2025	to	31/03/2025	Sour	rce 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.

Add	dress 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









Property Type: Apartment Agent Comments Indicative Selling Price \$435,000 Median Unit Price March quarter 2025: \$901,000

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

Comparable Properties



2 1 1 Price: \$470,000 Method: Private Sale Date: 18/04/2025

104/17 Station St BLACKBURN 3130 (REI)

109/1 Queen St BLACKBURN 3130 (VG)

Agent Comments

Agent Comments



Property Type: Apartment

Price: \$470,000 Method: Sale Date: 10/02/2025 Property Type: Subdivided Flat - Single OYO Flat



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

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Agent Comments

Price: \$462,888 Method: Private Sale Date: 10/11/2024 Property Type: Apartment

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



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