

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

206/1-5 NEIL COURT BLACKBURN SOUTH 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Dec 2024

to

30 Nov 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

8/11 JOHN STREET BLACKBURN VIC 3130	\$622,500	19-Dec-25
G04/362 BURWOOD HIGHWAY BURWOOD VIC 3125	\$620,000	18-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: 22 December 2025



8/11 JOHN STREET BLACKBURN VIC 3130

Sold Price

^{RS} **\$622,500**

Sold Date

19-Dec-25

2 1 1

Distance

3.94km



G04/362 BURWOOD HIGHWAY BURWOOD VIC 3125

Sold Price

\$620,000

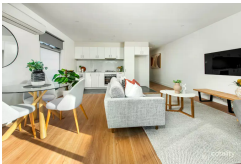
Sold Date

18-Jul-25

2 - -

Distance

0.86km



202/10 MAIN STREET BLACKBURN VIC 3130

Sold Price

\$616,000

Sold Date

09-Jul-25

2 2 1

Distance

3.09km

RS = Recent sale

UN = Undisclosed Sale

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