Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

215/55-65 Railway Road, Blackburn Vic 3130

Indicative selling price

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

Single price \$389,000

Median sale price

Median price \$656,000	Pro	operty Type Uni	t	Suburb	Blackburn
Period - From 10/11/2024	4 to	09/11/2025	Sour	rce Property	[,] Data

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

1	116/21 Queen St BLACKBURN 3130	\$380,000	02/09/2025
2	215/21 Queen St BLACKBURN 3130	\$385,000	16/07/2025
3	7/55-65 Railway Rd BLACKBURN 3130	\$405,000	18/06/2025

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:	10/11/2025 14:38



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$389,000 **Median Unit Price** 10/11/2024 - 09/11/2025: \$656,000

Comparable Properties



116/21 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments

Price: \$380,000 Method: Private Sale Date: 02/09/2025

Property Type: Apartment



215/21 Queen St BLACKBURN 3130 (REI/VG)







Agent Comments

Price: \$385,000 Method: Private Sale Date: 16/07/2025

Property Type: Apartment



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



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

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9874 3355





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