

# 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

3/60 Main Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,680,000 & \$1,780,000

### Median sale price

Median price \$1,560,500 Property Type House Suburb Blackburn

Period - From 19/07/2024 to 18/07/2025 Source 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	Price	Date of sale
1	2/5 Shields Ct BLACKBURN SOUTH 3130	\$1,725,000	05/07/2025
2	2/60 Main St BLACKBURN 3130	\$1,783,000	01/03/2025
3	1/60 Main St BLACKBURN 3130	\$1,650,000	01/02/2025

**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: 19/07/2025 21:25



4 2 2

**Property Type:** Townhouse (Single)  
**Land Size:** 443 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,680,000 - \$1,780,000  
**Median House Price**  
19/07/2024 - 18/07/2025: \$1,560,500

## Comparable Properties



**2/5 Shields Ct BLACKBURN SOUTH 3130 (REI)**

[Agent Comments](#)

5 6 2

**Price:** \$1,725,000  
**Method:** Auction Sale  
**Date:** 05/07/2025  
**Property Type:** House (Res)  
**Land Size:** 324 sqm approx

**2/60 Main St BLACKBURN 3130 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,783,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** Unit



**1/60 Main St BLACKBURN 3130 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 01/02/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 470 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800