

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

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