

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 4/14 Charlotte Street, Blackburn South Vic 3130

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$940,000 Property Type Unit Suburb Blackburn South

Period - From 01/10/2025 to 31/12/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	5/40 Barcelona St BOX HILL 3128	\$685,500	15/11/2025
2	12/5 Travellyn Ct BLACKBURN SOUTH 3130	\$623,000	11/10/2025
3	3/40 Barcelona St BOX HILL 3128	\$600,000	05/09/2025

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: 11/02/2026 11:38



2
 1
 1

Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$590,000 - \$649,000
Median Unit Price
 December quarter 2025: \$940,000

Comparable Properties



5/40 Barcelona St BOX HILL 3128 (REI/VG)

Agent Comments

2
 1
 2

Price: \$685,500
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit
Land Size: 127 sqm approx



12/5 Travellyn Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

2
 1
 1

Price: \$623,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit



3/40 Barcelona St BOX HILL 3128 (VG)

Agent Comments

2
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Price: \$600,000
Method: Sale
Date: 05/09/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799