

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

4/68 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2025 to 30/06/2025 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	1/129 Surrey Rd BLACKBURN 3130	\$760,000	26/06/2025
2	13/37 Williams Rd BLACKBURN 3130	\$687,000	03/05/2025
3	1/49 Laburnum St BLACKBURN 3130	\$835,000	27/02/2025

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:

08/07/2025 15:50



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median Unit Price
June quarter 2025: \$1,050,000

Comparable Properties



1/129 Surrey Rd BLACKBURN 3130 (REI)

Agent Comments

 2  1  2

Price: \$760,000
Method: Sold Before Auction
Date: 26/06/2025
Property Type: Unit
Land Size: 243 sqm approx



13/37 Williams Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$687,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Unit



1/49 Laburnum St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  2

Price: \$835,000
Method: Auction Sale
Date: 27/02/2025
Property Type: Unit
Land Size: 207 sqm approx

Account - Barry Plant | P: 03 9842 8888