

## 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

405/1 SERGEANT STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

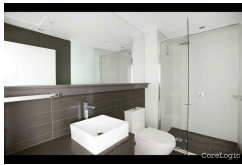
Date of sale

208/18 QUEEN STREET BLACKBURN VIC 3130	\$350,000	21-Apr-25
213/193-195 SPRINGVALE ROAD NUNAWADING VIC 3131	\$320,000	08-Mar-25
203/6 QUEEN STREET BLACKBURN VIC 3130	\$340,000	21-May-25

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 6 months.

This Statement of Information was prepared on: 09 July 2025

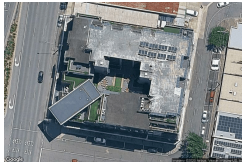


**208/18 QUEEN STREET  
BLACKBURN VIC 3130**

1 1 1

Sold Price **\$350,000** Sold Date **21-Apr-25**

Distance **0.71km**



**213/193-195 SPRINGVALE ROAD  
NUNAWADING VIC 3131**

1 1 1

Sold Price **\$320,000** Sold Date **08-Mar-25**

Distance **2.92km**



**203/6 QUEEN STREET  
BLACKBURN VIC 3130**

1 1 1

Sold Price **\$340,000** Sold Date **21-May-25**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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