

# 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

5 Woorwarren Lane, Blackburn Vic 3130

### Indicative selling price

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

Single price

\$1,450,000

### Median sale price

Median price

\$1,517,000

Property Type

House

Suburb

Blackburn

Period - From

01/01/2024

to

31/12/2024

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	83 Shafer Rd BLACKBURN NORTH 3130	\$1,320,000	08/03/2025
2	1/60 Main St BLACKBURN 3130	\$1,650,000	01/02/2025
3	68a Margaret St BOX HILL 3128	\$1,550,000	15/12/2024

**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:

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Property Type: Townhouse (Res)  
Agent Comments

Indicative Selling Price  
\$1,450,000  
Median House Price  
Year ending December 2024: \$1,517,000

## Comparable Properties



83 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,320,000  
Method: Auction Sale  
Date: 08/03/2025  
Property Type: Townhouse (Res)  
Land Size: 602 sqm approx



1/60 Main St BLACKBURN 3130 (REI)

Agent Comments



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



68a Margaret St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$1,550,000  
Method: Auction Sale  
Date: 15/12/2024  
Property Type: Townhouse (Res)  
Land Size: 327 sqm approx