# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,260,000

# Property offered for sale

Address	5 Woorrwarren Lane, Blackburn Vic 3130
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,140,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,626,000	Pro	perty Type	House		Suburb	Blackburn
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

208 Springfield Rd BLACKBURN 3130

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	1/34 Whitehorse Rd BOX HILL 3128	\$1,300,000	15/11/2025
2	95 Blackburn Rd BLACKBURN 3130	\$1,430,000	29/10/2025

#### OR

3

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:	21/11/2025 10:36



07/10/2025











Property Type:
Agent Comments

Indicative Selling Price \$1,140,000 - \$1,250,000 Median House Price Year ending September 2025: \$1,626,000

# Comparable Properties

1/34 Whitehorse Rd BOX HILL 3128 (REI)

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**3** 

**Agent Comments** 

Price: \$1,300,000

Method:

Date: 15/11/2025 Property Type: House



95 Blackburn Rd BLACKBURN 3130 (REI)

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1 3

Price: \$1,430,000 Method: Private Sale Date: 29/10/2025 Property Type: House

Land Size: 841 sqm approx

**Agent Comments** 



208 Springfield Rd BLACKBURN 3130 (REI/VG)

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Price: \$1,260,000 Method: Private Sale Date: 07/10/2025

Property Type: House (Res) Land Size: 698 sqm approx

**Agent Comments** 

Account - Inline Real Estate | P: 03 85974262





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