

# 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	6/86 Main Street, Blackburn VIC 3130
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### Indicative selling price

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

Range between \$700,000 & \$770,000

### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$782,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Blackburn</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">23/06/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">21/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">pdol</span>

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/160-162 Surrey Rd, Blackburn Vic	\$788,500	27/11/2025
6/92-94 Main St, Blackburn Vic	\$765,300	09/11/2025
3/69 Laburnum St, Blackburn Vic	\$788,000	30/10/2025

This Statement of Information was prepared on:

23/12/2025