

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

605d/168 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$643,899

Property Type

Unit

Suburb

Blackburn

Period - From

04/07/2024

to

03/07/2025

Source

Property Data

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	504/162 Whitehorse Rd BLACKBURN 3130	\$676,000	10/06/2025
2	209/3 Thiele Ct BLACKBURN 3130	\$622,000	09/06/2025
3	202/67 Katrina St BLACKBURN NORTH 3130	\$620,000	28/04/2025

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:

04/07/2025 16:26



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
04/07/2024 - 03/07/2025: \$643,899

Comparable Properties



504/162 Whitehorse Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$676,000
Method: Private Sale
Date: 10/06/2025
Property Type: Apartment



209/3 Thiele Ct BLACKBURN 3130 (REI)

Agent Comments



Price: \$622,000
Method: Private Sale
Date: 09/06/2025
Property Type: Apartment



202/67 Katrina St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 28/04/2025
Property Type: Unit