

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

7/196-198 SURREY ROAD BLACKBURN VIC 3130

Indicative selling price

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

Single Price

or range
between

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

1/87 SPRINGVALE ROAD NUNAWADING VIC 3131	\$910,000	01-Dec-25
5/44 BORONIA GROVE DONCASTER EAST VIC 3109	\$950,000	19-Sep-25
3/68 SPRINGFIELD ROAD BOX HILL NORTH VIC 3129	\$890,000	25-Oct-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: 29 January 2026



**1/87 SPRINGVALE ROAD
 NUNAWADING VIC 3131**

 3  2  1

Sold Price **\$910,000** Sold Date **01-Dec-25**

Distance **1.86km**



**5/44 BORONIA GROVE
 DONCASTER EAST VIC 3109**

 3  2  1

Sold Price **\$950,000** Sold Date **19-Sep-25**

Distance **1.91km**



**3/68 SPRINGFIELD ROAD BOX
 HILL NORTH VIC 3129**

 3  2  1

Sold Price **\$890,000** Sold Date **25-Oct-25**

Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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