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

G05/6 Queen Street, Blackburn VIC 3130

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$450,000		&		\$480,000			
Median sale pi	rice							
Median price	\$701,000	Pro	operty Type	Unit	:		Suburb	Blackburn
Period - From	12/11/2024	to	11/05/2025		So	urce	pdol	

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
104/17 Station St, Blackburn Vic	\$470,000	18/04/2025
9/85 Whitehorse Rd, Blackburn Vic	\$465,000	23/02/2025
118/1 Sergeant St, Blackburn Vic	\$480,000	18/12/2024

This Statement of Information was prepared on:

13/05/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





Property Type: Unit Mark Johnstone 0398941000 0417 377 916 mjohnstone@woodards.com.au Indicative Selling Price \$450,000 - \$480,000 Median House Price Year ending May 2025: \$701,000

Comparable Properties



104/17 Station St, Blackburn Vic

Price: \$470,000 Method: Private Sale Date: 18/04/2025 Property Type: Unit Land Size:



9/85 Whitehorse Rd, Blackburn Vic



Price: \$465,000 Method: Private Sale Date: 23/02/2025 Property Type: Unit Land Size:



118/1 Sergeant St, Blackburn Vic

Price: \$480,000 Method: Auction Sale Date: 18/12/2024 Property Type: Unit Land Size:

Account - Woodards Blackburn | P: 9894 1000

propertydata



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