

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

6/53-55 WILLIAMS 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/13 GARDENIA STREET BLACKBURN VIC 3130	\$1,410,000	20-Dec-25
2/16 GARDENIA STREET BLACKBURN VIC 3130	\$1,389,000	06-Sep-25
18 CLARE STREET BLACKBURN VIC 3130	\$1,403,000	10-Dec-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: 19 February 2026



**2/13 GARDENIA STREET
BLACKBURN VIC 3130**

 3
  2
  2

Sold Price ^{RS} **\$1,410,000** Sold Date **20-Dec-25**

Distance **0.77km**



**2/16 GARDENIA STREET
BLACKBURN VIC 3130**

 3
  2
  2

Sold Price **\$1,389,000** Sold Date **06-Sep-25**

Distance **0.76km**



18 CLARE STREET BLACKBURN VIC 3130

 4
  2
  1

Sold Price **\$1,403,000** Sold Date **10-Dec-25**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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