

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

3/6 Baldwin Road, Blackburn VIC 3130

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$794,250

Property Type

Unit

Suburb

Blackburn

Period - From

20/07/2025

to

19/01/2026

Source

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
1/101 Central Rd, Blackburn Vic	\$1,200,000	29/11/2025
2/4 Tyrrell Av, Blackburn Vic	\$1,080,000	13/11/2025
11/16 Florence St, Blackburn Vic	\$1,145,000	27/09/2025

This Statement of Information was prepared on:

20/01/2026