

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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