

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

LG04/1 SERGEANT STREET 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

\$520,000

&

\$570,000

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

| | | |
|---|-----------|-----------|
| 307/21 QUEEN STREET BLACKBURN VIC 3130 | \$532,500 | 29-Jul-25 |
| 106/22 BLACKBURN ROAD BLACKBURN VIC 3130 | \$661,000 | 21-Oct-25 |
| 503D/168 WHITEHORSE ROAD BLACKBURN VIC 3130 | \$590,000 | 11-Nov-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: 28 January 2026



**307/21 QUEEN STREET
BLACKBURN VIC 3130**

 2  2  1

Sold Price **\$532,500** Sold Date **29-Jul-25**

Distance **0.77km**



**106/22 BLACKBURN ROAD
BLACKBURN VIC 3130**

 2  2  1

Sold Price **\$661,000** Sold Date **21-Oct-25**

Distance **0.87km**



**503D/168 WHITEHORSE ROAD
BLACKBURN VIC 3130**

 2  2  1

Sold Price ^{RS} **\$590,000** Sold Date **11-Nov-25**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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