

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

611/162 WHITEHORSE 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Blackburn

Period-from

28 Jul 2025

to

28 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

509/160 WHITEHORSE ROAD BLACKBURN VIC 3130	\$615,000	15-Jan-26
503D/168 WHITEHORSE ROAD BLACKBURN VIC 3130	\$590,000	11-Nov-25
106/22 BLACKBURN ROAD BLACKBURN VIC 3130	\$661,000	21-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: 28 January 2026