

# 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 207 Whitehorse Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,640,000 Property Type House Suburb Blackburn

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	217 Canterbury Rd BLACKBURN 3130	\$1,080,000	12/12/2025
2	111 Lake Rd BLACKBURN 3130	\$1,070,000	26/11/2025
3	356 Middleborough Rd BLACKBURN 3130	\$1,020,000	06/09/2025

**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 six months.~~

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2025: \$1,640,000



**Property Type:** House

**Land Size:** 680 sqm approx

Agent Comments

## Comparable Properties



**217 Canterbury Rd BLACKBURN 3130 (VG)**

Agent Comments



**Price:** \$1,080,000

**Method:** Sale

**Date:** 12/12/2025

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**111 Lake Rd BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$1,070,000

**Method:** Sold Before Auction

**Date:** 26/11/2025

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 596 sqm approx



**356 Middleborough Rd BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 06/09/2025

**Property Type:** House

**Land Size:** 752 sqm approx

Account - Jellis Craig | P: (03) 9908 5700