

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

1/4 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Single price \$959,000

Median sale price

Median price \$751,000

Property Type Unit

Suburb Blackburn

Period - From 05/05/2025

to 04/05/2026

Source Property Data

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	1/20 Service Rd BLACKBURN 3130	\$1,010,000	28/03/2026
2	2/5 Werder St BOX HILL NORTH 3129	\$922,000	14/03/2026
3	2/165 Springfield Rd BLACKBURN NORTH 3130	\$990,000	22/10/2025

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.

This Statement of Information was prepared on:

05/05/2026 17:16



 3  2  2

Property Type: Unit

Agent Comments

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

Indicative Selling Price

\$959,000

Median Unit Price

05/05/2025 - 04/05/2026: \$751,000

Comparable Properties



1/20 Service Rd BLACKBURN 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,010,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 215 sqm approx



2/5 Werder St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  1

Price: \$922,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Unit

Land Size: 448 sqm approx



2/165 Springfield Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$990,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Unit

Account - Barry Plant | P: 03 9874 3355