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	2/160 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Range between $1,150,000 & $1,190,000

Median sale price

Median price	$794,250	Property Type	Unit	Suburb	Blackburn
Period - From	01/01/2025	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	2/79 Esdale St NUNAWADING 3131	$1,250,000	17/12/2025
2	1/101 Central Rd BLACKBURN 3130	$1,200,000	29/11/2025
3	2/4 Tyrrell Av BLACKBURN 3130	$1,080,000	13/11/2025

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: 13/03/2026 15:37

CONSUMER AFFAIRS VICTORIA

BARRYPLANT

🛏 **3**　🛁 **2**　🚗 **2**

Property Type: Unit
Land Size: 248 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,190,000
Median Unit Price
Year ending December 2025: $794,250

Comparable Properties

2/79 Esdale St NUNAWADING 3131 (VG)

🛏 **3**　🛁 **-**　🚗 **-**

Price: $1,250,000
Method: Sale
Date: 17/12/2025
Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

Agent Comments

1/101 Central Rd BLACKBURN 3130 (REI/VG)

🛏 **3**　🛁 **2**　🚗 **2**

Price: $1,200,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit

Agent Comments

2/4 Tyrrell Av BLACKBURN 3130 (REI/VG)

🛏 **3**　🛁 **2**　🚗 **2**

Price: $1,080,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: Unit
Land Size: 220 sqm approx

Agent Comments

Account - Barry Plant　|　P: 03 9874 3355