

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

6/85 Surrey Road, Blackburn North Vic 3130

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$964,500 Property Type Unit Suburb Blackburn North

Period - From 01/07/2025 to 30/06/2026 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	2/15 John St BLACKBURN 3130	\$522,000	25/07/2026
2	1/3-5 Cootamundra Cr BLACKBURN 3130	\$639,000	15/05/2026
3	12/37 Williams Rd BLACKBURN 3130	\$640,000	20/04/2026

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:

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Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

Year ending June 2026: \$964,500



 2  1  1

Property Type: Unit

Land Size: 62 sqm approx

Agent Comments

Comparable Properties



2/15 John St BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$522,000

Method: Auction Sale

Date: 25/07/2026

Property Type: Unit



1/3-5 Cootamundra Cr BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$639,000

Method: Private Sale

Date: 15/05/2026

Property Type: Unit



12/37 Williams Rd BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

Price: \$640,000

Method: Private Sale

Date: 20/04/2026

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888