

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$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 | 8/5 Luckie St NUNAWADING 3131       | \$550,000 | 10/08/2026   |
| 2 | 2/15 John St BLACKBURN 3130         | \$522,000 | 25/07/2026   |
| 3 | 1/3-5 Cootamundra Cr BLACKBURN 3130 | \$639,000 | 15/05/2026   |

**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:

05/09/2026 16:50

Mark Di Giulio  
9842 8888  
0407 863 179  
mdigiulio@barryplant.com.au

**Indicative Selling Price**  
\$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



**8/5 Luckie St NUNAWADING 3131 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 10/08/2026  
**Rooms:** 4  
**Property Type:** Unit



**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

**Account - Barry Plant** | P: 03 9842 8888