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

1/194 Surrey Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$690,000		&		\$750,000					
Median sale p	rice									
Median price	\$736,500	Pro	operty Type	Unit			Suburb	Blackburn		
Period - From	03/06/2024	to	02/06/2025		So	urce	Property	y 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.

Ad	dress of comparable property	Price	Date of sale
1	27 Brazeel St BLACKBURN SOUTH 3130	\$775,000	22/02/2025
2	2/143 Eley Rd BLACKBURN SOUTH 3130	\$749,000	29/03/2025
3	2/67 Blackburn Rd BLACKBURN 3130	\$800,000	26/04/2025

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:

03/06/2025 11:03



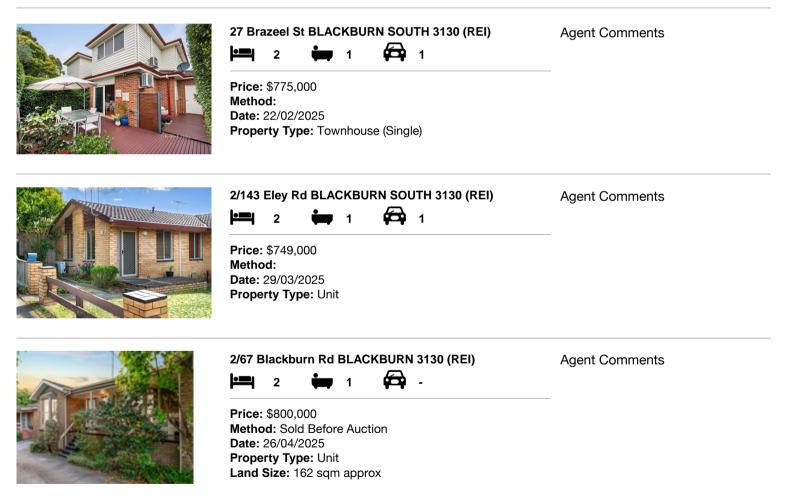






Property Type: Unit Land Size: 128 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$750,000 Median Unit Price 03/06/2024 - 02/06/2025: \$736,500

Comparable Properties



Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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