

# 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

165 Surrey Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,770,750

Property Type House

Suburb Blackburn

Period - From 01/01/2026

to 31/03/2026

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 | 1 Downing St BLACKBURN 3130    | \$1,180,000 | 16/12/2025   |
| 2 | 5 Elmhurst Rd BLACKBURN 3130   | \$1,005,000 | 12/12/2025   |
| 3 | 111 Lake Rd BLACKBURN 3130     | \$1,070,000 | 26/11/2025   |

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:

05/05/2026 13:49

165 Surrey Road, Blackburn Vic 3130

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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2026: \$1,770,750

## Comparable Properties



1 Downing St BLACKBURN 3130 (REI/VG)

Agent Comments



**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** House  
**Land Size:** 606 sqm approx



5 Elmhurst Rd BLACKBURN 3130 (VG)

Agent Comments



**Price:** \$1,005,000  
**Method:** Sale  
**Date:** 12/12/2025  
**Property Type:** House (Res)  
**Land Size:** 344 sqm approx



111 Lake Rd BLACKBURN 3130 (REI/VG)

Agent Comments



**Price:** \$1,070,000  
**Method:** Sold Before Auction  
**Date:** 26/11/2025  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 596 sqm approx

Account - Heavyside



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