

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

2/226 Springfield Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Blackburn

Period - From 01/04/2026

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	2/99-101 Surrey Rd BLACKBURN NORTH 3130	\$815,000	19/08/2026
2	1/15 Boronia Gr DONCASTER EAST 3109	\$823,000	12/08/2026
3	1/124 Mitcham Rd DONVALE 3111	\$810,000	13/06/2026

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:

27/08/2026 14:37



3 1 1

Property Type: Unit
Land Size: 278 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median Unit Price
June quarter 2026: \$790,000

Comparable Properties



2/99-101 Surrey Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

3 1 2

Price: \$815,000
Method: Private Sale
Date: 19/08/2026
Property Type: Unit



1/15 Boronia Gr DONCASTER EAST 3109 (REI)

Agent Comments

3 1 1

Price: \$823,000
Method: Private Sale
Date: 12/08/2026
Property Type: Unit
Land Size: 347 sqm approx



1/124 Mitcham Rd DONVALE 3111 (REI/VG)

Agent Comments

3 1 3

Price: \$810,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Unit
Land Size: 251 sqm approx

Account - McGrath Box Hill | P: 03 8843 0200