

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

2/69 Koonung Road, Blackburn North Vic 3130

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

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	35 Francis St BLACKBURN 3130	\$1,090,000	04/06/2026
2	1/20 Service Rd BLACKBURN 3130	\$1,010,000	28/03/2026
3	1a Larch St BLACKBURN 3130	\$1,005,000	16/02/2026

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:

13/07/2026 14:44



3 2 2

Property Type: Unit

Land Size: 262 sqm approx

Agent Comments

Comparable Properties



35 Francis St BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$1,090,000

Method: Private Sale

Date: 04/06/2026

Property Type: House (Res)

Land Size: 347 sqm approx



1/20 Service Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,010,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 215 sqm approx



1a Larch St BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 1

Price: \$1,005,000

Method: Private Sale

Date: 16/02/2026

Property Type: House (Res)

Land Size: 254 sqm approx