

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

201/12 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$450,000

&

\$470,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Blackburn

Period - From 21/07/2025

to

20/07/2026

Source

Property 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.

	Address of comparable property	Price	Date of sale
1	307/394-398 Middleborough Rd BLACKBURN 3130	\$470,000	10/06/2026
2	306/300 Middleborough Rd BLACKBURN 3130	\$462,000	05/05/2026
3	105/1 Sergeant St BLACKBURN 3130	\$480,000	27/02/2026

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:

21/07/2026 13:10

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$470,000
Median Unit Price
21/07/2025 - 20/07/2026: \$640,000

Comparable Properties



307/394-398 Middleborough Rd BLACKBURN 3130 (REI) Agent Comments

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Price: \$470,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment



306/300 Middleborough Rd BLACKBURN 3130 (REI/VG) Agent Comments

 2  1  1

Price: \$462,000
Method: Private Sale
Date: 05/05/2026
Rooms: 3
Property Type: Apartment

105/1 Sergeant St BLACKBURN 3130 (VG) Agent Comments

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Price: \$480,000
Method: Sale
Date: 27/02/2026
Property Type: Strata Unit/Flat