

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

201/20-22 CANTERBURY ROAD BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

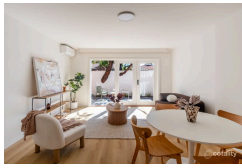
Date of sale

3/53-59 BISHOP STREET BOX HILL VIC 3128	\$588,000	11-Mar-26
2/21 RAILWAY ROAD BLACKBURN VIC 3130	\$600,000	22-Jun-26
704/999 WHITEHORSE ROAD BOX HILL VIC 3128	\$600,000	16-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 21 August 2026



3/53-59 BISHOP STREET BOX HILL VIC 3128 Sold Price **\$588,000** Sold Date **11-Mar-26**

 2
  1
  1

Distance **1.2km**



2/21 RAILWAY ROAD BLACKBURN VIC 3130 Sold Price **\$600,000** Sold Date **22-Jun-26**

 2
  1
  1

Distance **1.64km**



704/999 WHITEHORSE ROAD BOX HILL VIC 3128 Sold Price Sold Date **16-Mar-26**

 2
  2
  1

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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