

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

3/4 Fir Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$660,000

&

\$700,000

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	2/15 Maxia Rd DONCASTER EAST 3109	\$700,000	11/06/2026
2	2/17 Burnt St NUNAWADING 3131	\$663,000	04/05/2026
3	3/109 Blackburn Rd BLACKBURN 3130	\$700,000	11/03/2026

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:

14/07/2026 13:56



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/15 Maxia Rd DONCASTER EAST 3109 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 11/06/2026

Property Type: Flat/Unit/Apartment (Res)



2/17 Burnt St NUNAWADING 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$663,000

Method: Private Sale

Date: 04/05/2026

Property Type: Unit

Land Size: 144 sqm approx



3/109 Blackburn Rd BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 11/03/2026

Property Type: Unit

Land Size: 87 sqm approx