

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

306/162 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$794,250

Property Type Unit

Suburb Blackburn

Period - From 01/01/2025

to 31/12/2025

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	8/14 Masons Rd BLACKBURN 3130	\$695,000	23/12/2025
2	106/22 Blackburn Rd BLACKBURN 3130	\$661,000	21/10/2025
3	307/162 Whitehorse Rd BLACKBURN 3130	\$649,000	10/07/2024

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:

18/03/2026 14:20

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 8766 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$690,000
Median Unit Price
Year ending December 2025: \$794,250

Comparable Properties

8/14 Masons Rd BLACKBURN 3130 (VG)

Agent Comments

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Price: \$695,000
Method: Sale
Date: 23/12/2025
Property Type: Flat/Unit/Apartment (Res)



106/22 Blackburn Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 2  2  1

Price: \$661,000
Method: Private Sale
Date: 21/10/2025
Property Type: Apartment
Land Size: 85 sqm approx



307/162 Whitehorse Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 2  2  1

Price: \$649,000
Method: Private Sale
Date: 10/07/2024
Property Type: Unit