

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

313/1 QUEEN STREET BLACKBURN 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

\$335,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

Flats

Suburb

Blackburn

Period-from

01 Jul 2025

to

30 Jun 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

G14/1 QUEEN STREET BLACKBURN VIC 3130	\$380,000	29-Apr-26
203/6 QUEEN STREET BLACKBURN VIC 3130	\$340,000	21-May-25
205/2 QUEEN STREET BLACKBURN VIC 3130	\$349,000	29-Jan-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 July 2026

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**G14/1 QUEEN STREET BLACKBURN
VIC 3130**

Sold Price

\$380,000

Sold Date

29-Apr-26



1



1



1

Distance

0km



**203/6 QUEEN STREET
BLACKBURN VIC 3130**

Sold Price

\$340,000

Sold Date

21-May-25



1



1



1

Distance

0.08km



**205/2 QUEEN STREET
BLACKBURN VIC 3130**

Sold Price

\$349,000

Sold Date

29-Jan-26



1



1



1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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