

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

314/21 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$758,750

Property Type

Unit

Suburb

Blackburn

Period - From

01/07/2025

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	303/1136 Whitehorse Rd BOX HILL 3128	\$518,000	23/07/2026
2	208/1 Sergeant St BLACKBURN 3130	\$510,000	30/04/2026
3	309/1 Sergeant St BLACKBURN 3130	\$510,000	07/04/2026

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:

03/09/2026 09:51



Property Type: APARTMENT
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending June 2026: \$758,750

Comparable Properties



303/1136 Whitehorse Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$518,000
Method: Private Sale
Date: 23/07/2026
Property Type: Apartment



208/1 Sergeant St BLACKBURN 3130 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 30/04/2026
Property Type: Strata Unit/Flat

309/1 Sergeant St BLACKBURN 3130 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 07/04/2026
Property Type: Strata Unit/Flat