

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

4/92-94 MAIN 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,250

Property type

Unit

Suburb

Blackburn

Period-from

01 Apr 2025

to

31 Mar 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

6/86 MAIN STREET BLACKBURN VIC 3130	\$812,000	31-Jan-26
3/109 BLACKBURN ROAD BLACKBURN VIC 3130	\$700,000	06-Feb-26
2/160-162 SURREY ROAD BLACKBURN VIC 3130	\$788,500	27-Nov-25

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: 16 April 2026

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**6/86 MAIN STREET BLACKBURN
VIC 3130**

 2  1  1

Sold Price

\$812,000

Sold Date

31-Jan-26

Distance

0.07km



**3/109 BLACKBURN ROAD
BLACKBURN VIC 3130**

 2  1  1

Sold Price

\$700,000

Sold Date

06-Feb-26

Distance

0.53km



**2/160-162 SURREY ROAD
BLACKBURN VIC 3130**

 2  1  1

Sold Price

\$788,500

Sold Date

27-Nov-25

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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