

# 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

604b/162 Whitehorse Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$680,000

### 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 | 2/21 Railway Rd BLACKBURN 3130       | \$600,000 | 01/07/2026   |
| 2 | 207/166 Whitehorse Rd BLACKBURN 3130 | \$600,000 | 30/06/2026   |
| 3 | 306/162 Whitehorse Rd BLACKBURN 3130 | \$640,000 | 27/05/2026   |

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:

17/09/2026 11:27

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**Indicative Selling Price**

\$630,000 - \$680,000

**Median Unit Price**

June quarter 2026: \$790,000

 2  2  1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/21 Railway Rd BLACKBURN 3130 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 01/07/2026

**Property Type:** Apartment



**207/166 Whitehorse Rd BLACKBURN 3130 (REI)**

**Agent Comments**

 2  2  3

**Price:** \$600,000

**Method:** Private Sale

**Date:** 30/06/2026

**Property Type:** Apartment



**306/162 Whitehorse Rd BLACKBURN 3130 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 27/05/2026

**Property Type:** Apartment