

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

7/37 Williams Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$750,000 & \$800,000

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	6/79 Surrey Rd BLACKBURN NORTH 3130	\$760,000	21/03/2026
2	3/160 Surrey Rd BLACKBURN 3130	\$833,000	07/02/2026
3	6/86 Main St BLACKBURN 3130	\$812,000	31/01/2026

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:

16/07/2026 12:46

7/37 Williams Road, Blackburn Vic 3130

Stefan Cook
0423 858 058
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 2  1 

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending June 2026: \$758,750

Comparable Properties



6/79 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 2  1  2

Price: \$760,000

Method: Auction Sale

Date: 21/03/2026

Rooms: 3

Property Type: Unit

Land Size: 86 sqm approx

3/160 Surrey Rd BLACKBURN 3130 (VG)

Agent Comments

 2  -  -

Price: \$833,000

Method: Sale

Date: 07/02/2026

Property Type: Flat/Unit/Apartment (Res)



6/86 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$812,000

Method: Auction Sale

Date: 31/01/2026

Rooms: 7

Property Type: Unit

Account - Heavyside



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