

## 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

6/92-94 MAIN STREET BLACKBURN VIC 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$868,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Oct 2024

to

30 Sep 2025

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

13/37 WILLIAMS ROAD BLACKBURN VIC 3130	\$687,000	03-May-25
2/42 BARCELONA STREET BOX HILL VIC 3128	\$675,000	14-Jun-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: 21 October 2025



**13/37 WILLIAMS ROAD  
BLACKBURN VIC 3130**

2 1 1

Sold Price **\$687,000** Sold Date **03-May-25**

Distance **1.86km**



**2/42 BARCELONA STREET BOX  
HILL VIC 3128**

2 1 1

Sold Price **\$675,000** Sold Date **14-Jun-25**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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