

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

1/168 Surrey Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2025 to 30/06/2025 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	4/117 Surrey Rd BLACKBURN NORTH 3130	\$669,000	18/09/2025
2	2/117 Surrey Rd BLACKBURN NORTH 3130	\$636,000	26/08/2025
3	5/8-10 Albert St BLACKBURN 3130	\$573,000	12/07/2025

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:

29/09/2025 09:32

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2 1 2

Property Type: Unit
Land Size: 249 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
June quarter 2025: \$1,050,000

Comparable Properties



4/117 Surrey Rd BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

2 1 1

Price: \$669,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: Unit



2/117 Surrey Rd BLACKBURN NORTH 3130 (REI)

[Agent Comments](#)

2 1 1

Price: \$636,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit



5/8-10 Albert St BLACKBURN 3130 (REI)

[Agent Comments](#)

2 1 1

Price: \$573,000
Method: Private Sale
Date: 12/07/2025
Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613