

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 506/20 Queen Street, 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 \$611,500 Property Type Unit Suburb Blackburn

Period - From 06/05/2025 to 05/05/2026 Source Property Data

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	205/22 Blackburn Rd BLACKBURN 3130	\$668,000	18/03/2026
2	10/251 Springfield Rd NUNAWADING 3131	\$640,000	23/02/2026
3	509/160 Whitehorse Rd BLACKBURN 3130	\$615,000	15/01/2026

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: 06/05/2026 13:57

Chris Manolopoulos
03 9877 1277
0439 478 825

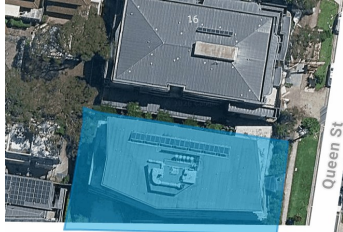
chrismanolopoulos@mcrath.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

06/05/2025 - 05/05/2026: \$611,500



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



205/22 Blackburn Rd BLACKBURN 3130 (REI)

Agent Comments

 2  2  2

Price: \$668,000

Method: Private Sale

Date: 18/03/2026

Property Type: Apartment



10/251 Springfield Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$640,000

Method: Private Sale

Date: 23/02/2026

Property Type: Unit

Land Size: 87 sqm approx



509/160 Whitehorse Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 2  2  1

Price: \$615,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment

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



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