

# 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

316/1 Queen 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)

Range between

\$485,000

&

\$518,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/01/2024

to

31/12/2024

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	2/18 Queen St BLACKBURN 3130	\$510,000	20/03/2025
2			
3			

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:

26/03/2025 11:46

Janelle Gu

03 9877 1277

0432 800 031

janellegu@mcgrath.com.au

**Indicative Selling Price**

\$485,000 - \$518,000

**Median Unit Price**

Year ending December 2024: \$670,000



 2  2  1

**Property Type:** Apartment

**Land Size:** 67 sqm approx

Agent Comments

## Comparable Properties



2/18 Queen St BLACKBURN 3130 (REI)

Agent Comments

 2  1  1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 20/03/2025

**Property Type:** Apartment

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.