

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

202/12 Queen Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$355,000

&

\$390,000

Median sale price

Median price

\$639,500

Property Type

Unit

Suburb

Blackburn

Period - From

30/07/2025

to

29/07/2026

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	102/12 Queen St BLACKBURN 3130	\$365,000	02/07/2026
2	G13/1 Queen St BLACKBURN 3130	\$385,000	17/06/2026
3	G14/1 Queen St BLACKBURN 3130	\$380,000	28/04/2026

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:

30/07/2026 09:56

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Property Type: Strata Unit/Flat
Land Size: 828 sqm approx
Agent Comments

Indicative Selling Price
\$355,000 - \$390,000
Median Unit Price
30/07/2025 - 29/07/2026: \$639,500

Comparable Properties



102/12 Queen St BLACKBURN 3130 (REI) **Agent Comments**

Price: \$365,000
Method: Private Sale
Date: 02/07/2026
Property Type: Apartment



G13/1 Queen St BLACKBURN 3130 (REI/VG) **Agent Comments**

Price: \$385,000
Method: Private Sale
Date: 17/06/2026
Property Type: Apartment



G14/1 Queen St BLACKBURN 3130 (REI/VG) **Agent Comments**

Price: \$380,000
Method: Private Sale
Date: 28/04/2026
Property Type: Apartment