

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

108/2 QUEEN STREET BLACKBURN VIC 3130

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

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

403/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$310,000	24-Sep-25
210/20 QUEEN STREET BLACKBURN VIC 3130	\$330,000	10-Sep-25
407/20 QUEEN STREET BLACKBURN VIC 3130	\$335,000	13-Aug-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: 14 October 2025



403/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

 1  1  1

Sold Price

^{RS} **\$310,000**

Sold Date **24-Sep-25**

Distance **1.13km**



210/20 QUEEN STREET BLACKBURN VIC 3130

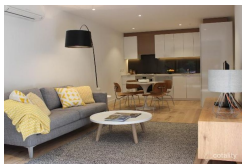
 1  1  1

Sold Price

^{RS} **\$330,000** ^{UN}

Sold Date **10-Sep-25**

Distance **0.14km**



407/20 QUEEN STREET BLACKBURN VIC 3130

 1  1  1

Sold Price

\$335,000

Sold Date **13-Aug-25**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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