

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

\$330,000

&

\$360,000

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

210/20 QUEEN STREET BLACKBURN VIC 3130	\$330,000	10-Sep-25
407/20 QUEEN STREET BLACKBURN VIC 3130	\$335,000	13-Aug-25
109/12 QUEEN STREET BLACKBURN VIC 3130	\$360,000	24-Sep-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: 18 October 2025



**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**



**109/12 QUEEN STREET
BLACKBURN VIC 3130**

 1  1  1

Sold Price ^{RS} **\$360,000** ^{UN} Sold Date **24-Sep-25**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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