

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

302/2 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

\$490,000

&

\$539,000

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

9/53-59 BISHOP STREET BOX HILL VIC 3128	\$499,900	25-Jun-25
307/21 QUEEN STREET BLACKBURN VIC 3130	\$532,500	28-Jul-25
204/21 QUEEN STREET BLACKBURN VIC 3130	\$550,000	16-Apr-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.~~

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9/53-59 BISHOP STREET BOX HILL VIC 3128 Sold Price **\$499,900** Sold Date **25-Jun-25**
Distance **1.49km**

 2  1  1



307/21 QUEEN STREET BLACKBURN VIC 3130 Sold Price ^{RS} **\$532,500** Sold Date **28-Jul-25**
Distance **0.13km**

 2  2  1



204/21 QUEEN STREET BLACKBURN VIC 3130 Sold Price **\$550,000** Sold Date **16-Apr-25**
Distance **0.13km**

 2  2  1

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

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