

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

G06/1-5 NEIL COURT BLACKBURN SOUTH 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Nov 2024

to

31 Oct 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

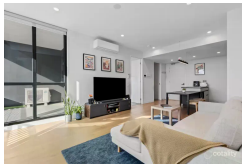
521/26 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$660,000	16-Jul-25
311/9 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$660,000	22-Sep-25
308/13 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$630,000	14-Jul-25

OR

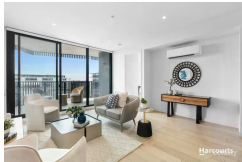
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 November 2025

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521/26 FOUNDATION BOULEVARD Sold Price **\$660,000** Sold Date **16-Jul-25**
BURWOOD EAST VIC 3151
 2  2  1 Distance **0.25km**



311/9 FOUNDATION BOULEVARD Sold Price Sold Date **22-Sep-25**
BURWOOD EAST VIC 3151
 2  2  1 Distance **0.4km**



308/13 FOUNDATION BOULEVARD Sold Price ^{RS} **\$630,000** Sold Date **14-Jul-25**
BURWOOD EAST VIC 3151
 2  2  1 Distance **0.4km**

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

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