

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

G07/1-5 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

Unit

Suburb

Blackburn South

Period-from

01 Jul 2025

to

30 Jun 2026

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

220/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$670,000	10-Apr-26
506/26 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$688,000	15-May-26
118/28 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$745,000	20-Apr-26

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: 02 July 2026

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220/28 FOUNDATION BOULEVARD Sold Price **\$670,000** Sold Date **10-Apr-26**
BURWOOD EAST VIC 3151

 2  2  1

Distance **0.25km**



506/26 FOUNDATION BOULEVARD Sold Price **\$688,000** Sold Date **15-May-26**
BURWOOD EAST VIC 3151

 2  2  1

Distance **0.25km**



118/28 FOUNDATION BOULEVARD Sold Price **\$745,000** Sold Date **20-Apr-26**
BURWOOD EAST VIC 3151

 2  2  1

Distance **0.25km**

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

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