

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

1/4 Springfield Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,030,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Blackburn

Period - From 17/04/2025 to 16/04/2026 Source Property Data

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 six 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
1	1/20 Service Rd BLACKBURN 3130	\$1,010,000	28/03/2026
2	2/5 Werder St BOX HILL NORTH 3129	\$922,000	14/03/2026
3	2/165 Springfield Rd BLACKBURN NORTH 3130	\$990,000	22/10/2025

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 six months.~~

This Statement of Information was prepared on:

17/04/2026 15:28



 3  2  2

Property Type: Unit
Land Size: 241 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,030,000
Median Unit Price
17/04/2025 - 16/04/2026: \$760,000

Comparable Properties



1/20 Service Rd BLACKBURN 3130 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,010,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 215 sqm approx



2/5 Werder St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

 3  2  1

Price: \$922,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Unit
Land Size: 448 sqm approx



2/165 Springfield Rd BLACKBURN NORTH 3130 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$990,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355