

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 306/162 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Single price \$660,000

Median sale price

Median price \$770,500

Property Type Unit

Suburb Blackburn

Period - From 01/04/2025

to 31/03/2026

Source REIV

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	8/14 Masons Rd BLACKBURN 3130	\$695,000	23/12/2025
2	4/4 Kinkora Rd BLACKBURN 3130	\$655,000	13/12/2025
3	106/22 Blackburn Rd BLACKBURN 3130	\$661,000	21/10/2025

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:

23/04/2026 18:08



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000

Median Unit Price

Year ending March 2026: \$770,500

Comparable Properties

8/14 Masons Rd BLACKBURN 3130 (VG)

Agent Comments

2 - -

Price: \$695,000

Method: Sale

Date: 23/12/2025

Property Type: Flat/Unit/Apartment (Res)



4/4 Kinkora Rd BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Unit



106/22 Blackburn Rd BLACKBURN 3130 (REI/VG)

Agent Comments

2 2 1

Price: \$661,000

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment

Land Size: 85 sqm approx

Account - Harcourts Vermont South | P: 03 98861008