

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

G04/20-22 CANTERBURY ROAD 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

\$550,000

&

\$590,000

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

306/162 WHITEHORSE ROAD BLACKBURN VIC 3130	\$640,000	22-May-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: 31 July 2026



306/162 WHITEHORSE ROAD
BLACKBURN VIC 3130

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Sold Price **\$640,000** Sold Date **22-May-26**

Distance **2.18km**

RS = Recent sale UN = Undisclosed Sale

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