

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Blackburn

Period-from

01 Mar 2025

to

28 Feb 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

60 ELMHURST ROAD BLACKBURN VIC 3130	\$1,163,000	18-Feb-26
11A ATHOL COURT BLACKBURN VIC 3130	\$1,050,000	02-Dec-25
2/4 TYRRELL AVENUE BLACKBURN VIC 3130	\$1,080,000	13-Nov-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: 06 March 2026


**60 ELMHURST ROAD BLACKBURN
VIC 3130**

Sold Price

^{RS}
\$1,163,000

Sold Date

18-Feb-26


Distance

0.91km

**11A ATHOL COURT BLACKBURN
VIC 3130**

Sold Price

\$1,050,000

Sold Date

02-Dec-25


Distance

1.13km

**2/4 TYRRELL AVENUE
BLACKBURN VIC 3130**

Sold Price

\$1,080,000

Sold Date

13-Nov-25


Distance

0.73km

**2/14 HILLSIDE CRESCENT
BLACKBURN VIC 3130**

Sold Price

\$1,043,500

Sold Date

13-Sep-25


Distance

1.46km

**4/19 LABURNUM STREET
BLACKBURN VIC 3130**

Sold Price

\$1,100,000

Sold Date

03-Apr-25


Distance

1.21km
RS = Recent sale

UN = Undisclosed Sale

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