

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

102/1-5 Neil Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$630,000

&

\$660,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Blackburn South

Period - From 04/08/2025

to

03/08/2026

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	317/28 Foundation Blvd BURWOOD EAST 3151	\$645,000	29/06/2026
2	403/362 Burwood Hwy BURWOOD 3125	\$628,000	07/05/2026
3	507/9 Foundation Blvd BURWOOD EAST 3151	\$650,000	20/03/2026

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:

04/08/2026 16:51

102/1-5 Neil Court, Blackburn South Vic 3130



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$630,000 - \$660,000
Median Unit Price
04/08/2025 - 03/08/2026: \$750,000

Comparable Properties



317/28 Foundation Blvd BURWOOD EAST 3151 (REI/VG) **Agent Comments**



Price: \$645,000
Method: Private Sale
Date: 29/06/2026
Property Type: Apartment



403/362 Burwood Hwy BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$628,000
Method: Private Sale
Date: 07/05/2026
Property Type: Apartment



507/9 Foundation Blvd BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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