

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

2/165 SPRINGFIELD ROAD BLACKBURN NORTH 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

\$1,030,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Unit

Suburb

Blackburn North

Period-from

01 Sep 2024

to

31 Aug 2025

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

3/275 SPRINGFIELD ROAD NUNAWADING VIC 3131	\$964,000	12-Apr-25
1/7 VERBENA STREET BLACKBURN NORTH VIC 3130	\$930,000	05-Jul-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.

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Calvin Chan
P 03 7052 8888
M 0422 056 222
E calvinc@chn.group



3/275 SPRINGFIELD ROAD
NUNAWADING VIC 3131

3 2 2

Sold Price **\$964,000** Sold Date **12-Apr-25**

Distance **0.97km**



1/7 VERBENA STREET BLACKBURN
NORTH VIC 3130

3 1 2

Sold Price **\$930,000** Sold Date **05-Jul-25**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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