

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

2/105 SURREY 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

\$860,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,300

Property type

Unit

Suburb

Blackburn North

Period-from

29 May 2025

to

29 Nov 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

3/35 MIDDLEFIELD DRIVE BLACKBURN NORTH VIC 3130	\$885,000	04-Oct-25
1/21 CAROLINE CRESCENT BLACKBURN NORTH VIC 3130	\$888,000	13-Sep-25
1/26 SPRINGFIELD ROAD BLACKBURN VIC 3130	\$865,000	30-Aug-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: 29 November 2025