

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

\$860,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

Unit

Suburb

Blackburn

Period-from

25 Nov 2025

to

25 May 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

5 ELMHURST ROAD BLACKBURN VIC 3130	\$1,005,000	12-Dec-25
3/456 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$973,000	14-Mar-26
1/20 SERVICE ROAD BLACKBURN VIC 3130	\$1,010,000	28-Mar-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: 25 May 2026