

# 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

407/20 Queen Street, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$330,000

&

\$350,000

### Median sale price

Median price

\$901,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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	203/6 Queen St BLACKBURN 3130	\$340,000	21/05/2025
2	202/18 Queen St BLACKBURN 3130	\$335,000	15/05/2025
3	208/18 Queen St BLACKBURN 3130	\$350,000	21/04/2025

**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:

02/07/2025 16:14



Property Type: Apartment

Agent Comments

## Comparable Properties

203/6 Queen St BLACKBURN 3130 (VG)

Agent Comments



Price: \$340,000  
Method: Sale  
Date: 21/05/2025  
Property Type: Subdivided Flat - Single OYO Flat



202/18 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$335,000  
Method: Private Sale  
Date: 15/05/2025  
Property Type: Apartment



208/18 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$350,000  
Method: Private Sale  
Date: 21/04/2025  
Property Type: Unit