

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

1/91-93 Surrey Road, Blackburn North Vic 3130

Indicative selling price

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

Single price

\$699,950

Median sale price

Median price

\$791,500

Property Type

Unit

Suburb

Blackburn North

Period - From

09/07/2024

to

08/07/2025

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	1/129 Surrey Rd BLACKBURN 3130	\$760,000	26/06/2025
2	2/115 Surrey Rd BLACKBURN NORTH 3130	\$651,000	05/05/2025
3	13/37 Williams Rd BLACKBURN 3130	\$687,000	03/05/2025

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:

09/07/2025 10:58

1/91-93 Surrey Road, Blackburn North Vic 3130

McGrath

Peter Dragic

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Indicative Selling Price

\$699,950

Median Unit Price

09/07/2024 - 08/07/2025: \$791,500



3 1 1

Property Type: Unit

Land Size: 158 sqm approx

Agent Comments

Comparable Properties



1/129 Surrey Rd BLACKBURN 3130 (REI)

Agent Comments

2 1 2

Price: \$760,000

Method: Sold Before Auction

Date: 26/06/2025

Property Type: Unit

Land Size: 243 sqm approx



2/115 Surrey Rd BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$651,000

Method: Private Sale

Date: 05/05/2025

Property Type: Unit



13/37 Williams Rd BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$687,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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