

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

4/73 Laburnum Street, Blackburn Vic 3130

Indicative selling price

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

Range between

\$860,000

&

\$888,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Blackburn

Period - From

19/11/2024

to

18/11/2025

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	3/12 Hirst St BLACKBURN 3130	\$920,000	11/10/2025
2	2/149 Surrey Rd BLACKBURN 3130	\$890,000	06/09/2025
3	2c Service Rd BLACKBURN 3130	\$875,000	24/05/2025

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:

19/11/2025 13:52



 2  1  2

Property Type: Unit
Land Size: 167 sqm approx

Agent Comments

Year Built: 1978 OC fee: Around \$2,200 per year & Council rate: \$1,450 per year

Indicative Selling Price

\$860,000 - \$888,000

Median Unit Price

19/11/2024 - 18/11/2025: \$800,000

Comparable Properties



3/12 Hirst St BLACKBURN 3130 (REI)

Agent Comments

 2  1  2

Price: \$920,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit

Land Size: 232 sqm approx



2/149 Surrey Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$890,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Unit



2c Service Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 2  1  1

Price: \$875,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Unit

Land Size: 264 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707