

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$840,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,750

Property type

Unit

Suburb

Blackburn

Period-from

01 Dec 2024

to

30 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

2C SERVICE ROAD BLACKBURN VIC 3130	\$875,000	24-May-25
2/149 SURREY ROAD BLACKBURN VIC 3130	\$890,000	06-Sep-25
1/54 BLACKBURN ROAD BLACKBURN VIC 3130	\$840,000	15-Nov-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: 08 December 2025

Year Built: 1978 OC fee: Around \$2,200 per year & Council rate: \$1,450 per year  
Land size: 167 sqm

[consumer.vic.gov.au](http://consumer.vic.gov.au)




**2C SERVICE ROAD BLACKBURN  
VIC 3130**

Sold Price

**\$875,000**

Sold Date **24-May-25**
 2  1  1

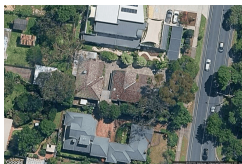
Distance **0.94km**

**2/149 SURREY ROAD BLACKBURN  
VIC 3130**

Sold Price

**\$890,000**

Sold Date **06-Sep-25**
 2  1  1

Distance **1.1km**

**1/54 BLACKBURN ROAD  
BLACKBURN VIC 3130**

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date **15-Nov-25**
 4  1  -

Distance **0.37km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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