

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 (*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 <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

Period-from to Source

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





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2C SERVICE ROAD BLACKBURN
VIC 3130

2 1 1

Sold Price

\$875,000 Sold Date **24-May-25**

Distance **0.94km**



2/149 SURREY ROAD BLACKBURN Sold Price
VIC 3130

2 1 1

\$890,000 Sold Date **06-Sep-25**

Distance **1.1km**



1/54 BLACKBURN ROAD
BLACKBURN VIC 3130

4 1 -

Sold Price

RS \$840,000 Sold Date **15-Nov-25**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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