

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

\$800,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Feb 2025

to

31 Jan 2026

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

3/69 LABURNUM STREET BLACKBURN VIC 3130	\$788,000	30-Oct-25
6/86 MAIN STREET BLACKBURN VIC 3130	\$812,000	31-Jan-26

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: 06 February 2026

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



**3/69 LABURNUM STREET
BLACKBURN VIC 3130**

 2  1  1

Sold Price

\$788,000

Sold Date

30-Oct-25

Distance

0.04km



**6/86 MAIN STREET BLACKBURN
VIC 3130**

 2  1  1

Sold Price

^{RS} **\$812,000**

Sold Date

31-Jan-26

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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