

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

356 MIDDLEBOROUGH ROAD 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,545,000

Property type

House

Suburb

Blackburn

Period-from

01 Aug 2024

to

31 Jul 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

489 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$1,225,000	24-Apr-25
28 CANTERBURY ROAD BLACKBURN SOUTH VIC 3130	\$975,000	03-Apr-25
76 WILLIAMS ROAD BLACKBURN VIC 3130	\$1,045,000	23-May-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: 19 August 2025

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489 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129

Sold Price

\$1,225,000

Sold Date

24-Apr-25

4

1

4

Distance

1.33km



28 CANTERBURY ROAD BLACKBURN SOUTH VIC 3130

Sold Price

^{RS}\$975,000

Sold Date

03-Apr-25

3

1

1

Distance

0.84km



76 WILLIAMS ROAD BLACKBURN VIC 3130

Sold Price

\$1,045,000

Sold Date

23-May-25

3

1

3

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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