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	139 MIDDLEBOROUGH ROAD BOX HILL SOUTH VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$999,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,503,000	Property type	House	Suburb	Box Hill South
Period-from	01 Mar 2025	to	28 Feb 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
350 BLACKBURN ROAD BURWOOD EAST VIC 3151	$990,000	22-Sep-25
275 BLACKBURN ROAD BLACKBURN SOUTH VIC 3130	$1,050,000	09-Oct-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: 21 March 2026

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350 BLACKBURN ROAD
BURWOOD EAST VIC 3151

3 1 1

Sold Price **$990,000** Sold Date **22-Sep-25**

Distance **1.95km**



275 BLACKBURN ROAD
BLACKBURN SOUTH VIC 3130

3 1 1

Sold Price **$1,050,000** Sold Date **09-Oct-25**

Distance **1.9km**

RS = Recent sale **UN** = Undisclosed Sale

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