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	4/460 Middleborough Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $680,000 & $730,000

Median sale price

Median price $617,200 Property Type Unit Suburb Blackburn

Period - From 02/10/2022 to 01/10/2023 Source REIV

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 six 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
1	1/924 Station St BOX HILL NORTH 3129	$720,000	26/08/2023
2	4/84 Thames St BOX HILL NORTH 3129	$716,888	13/07/2023
3	2/79 Surrey Rd BLACKBURN NORTH 3130	$705,000	26/08/2023

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 six months.~~

This Statement of Information was prepared on: 02/10/2023 12:15

4/460 Middleborough Road, Blackburn Vic 3130



2 2 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$680,000 - $730,000
Median Unit Price
02/10/2022 - 01/10/2023: $617,200

Comparable Properties



1/924 Station St BOX HILL NORTH 3129 (REI)

2 1 2

Agent Comments

Price: $720,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit



4/84 Thames St BOX HILL NORTH 3129 (REI/VG)

2 2 1

Agent Comments

Price: $716,888
Method: Private Sale
Date: 13/07/2023
Property Type: Townhouse (Res)



2/79 Surrey Rd BLACKBURN NORTH 3130 (REI)

2 1 1

Agent Comments

Price: $705,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit
Land Size: 94 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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