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	13/468 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between $950,000 & $1,025,000

Median sale price

Median price $1,105,000 Property Type Townhouse Suburb Blackburn

Period - From 05/05/2024 to 04/05/2025 Source Property Data

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	3/496 Middleborough Rd BLACKBURN 3130	$1,002,500	03/04/2025
2	6/468 Middleborough Rd BLACKBURN 3130	$1,050,000	27/03/2025
3	23/468 Middleborough Rd BLACKBURN 3130	$1,000,000	18/01/2025

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: 05/05/2025 09:01

13/468 Middleborough Road, Blackburn Vic 3130



4 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$950,000 - $1,025,000
Median Townhouse Price
05/05/2024 - 04/05/2025: $1,105,000

Comparable Properties



3/496 Middleborough Rd BLACKBURN 3130 (REI)

3 2 2

Price: $1,002,500
Method: Sold Before Auction
Date: 03/04/2025
Property Type: Townhouse (Res)

Agent Comments



6/468 Middleborough Rd BLACKBURN 3130 (REI)

4 3 2

Price: $1,050,000
Method: Private Sale
Date: 27/03/2025
Property Type: Townhouse (Single)
Land Size: 160 sqm approx

Agent Comments



23/468 Middleborough Rd BLACKBURN 3130 (REI/VG)

3 3 2

Price: $1,000,000
Method: Private Sale
Date: 18/01/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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