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	18 Middlefield Drive, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,415,000 Property Type House Suburb Blackburn North

Period - From 01/07/2025 to 30/09/2025 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	34 Douglas St BLACKBURN NORTH 3130	$1,290,000	03/07/2025
2	183 Dorking Rd BOX HILL NORTH 3129	$1,357,000	31/05/2025
3	10 Suffolk St BLACKBURN 3130	$1,410,000	29/05/2025

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: 14/11/2025 14:34

18 Middlefield Drive, Blackburn North Vic 3130

JellisCraig



3 2 2

Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $1,415,000

Comparable Properties



34 Douglas St BLACKBURN NORTH 3130 (REI/VG)

3 2 2

Price: $1,290,000
Method: Private Sale
Date: 03/07/2025
Property Type: House
Land Size: 586 sqm approx

Agent Comments



183 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

3 1 2

Price: $1,357,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments



10 Suffolk St BLACKBURN 3130 (REI/VG)

3 1 2

Price: $1,410,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 561 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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