

## 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

2/11 STATION STREET BLACKBURN VIC 3130

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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

1/431 MIDDLEBOROUGH ROAD BOX HILL VIC 3128	\$727,888	09-Jul-24
1/28 BURNT STREET NUNAWADING VIC 3131	\$841,000	04-May-24
17/12 JOHN STREET BLACKBURN VIC 3130	\$827,000	03-Aug-24

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: 12 November 2024



**1/431 MIDDLEBOROUGH ROAD  
BOX HILL VIC 3128**

 3  1  1

Sold Price

**\$727,888**

Sold Date

**09-Jul-24**

Distance

**1.04km**



**1/28 BURNT STREET  
NUNAWADING VIC 3131**

 3  1  1

Sold Price

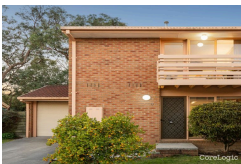
**\$841,000**

Sold Date

**04-May-24**

Distance

**1.95km**



**17/12 JOHN STREET BLACKBURN  
VIC 3130**

 3  1  1

Sold Price

**\$827,000**

Sold Date

**03-Aug-24**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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