

# 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

29 Aberdeen Road, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,080,000

&

\$1,150,000

### Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Blackburn South

Period - From

01/01/2024

to

31/12/2024

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	3/421 Middleborough Rd BOX HILL 3128	\$1,035,000	21/12/2024
2	4/4 Barkly St BOX HILL 3128	\$1,120,000	14/12/2024
3	3/838 Canterbury Rd BOX HILL SOUTH 3128	\$1,100,000	07/10/2024

**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:

28/01/2025 11:35



3 3 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,080,000 - \$1,150,000  
**Median Unit Price**  
Year ending December 2024: \$870,000

## Comparable Properties



**3/421 Middleborough Rd BOX HILL 3128 (REI)**

Agent Comments

3 2 2

**Price:** \$1,035,000  
**Method:** Auction Sale  
**Date:** 21/12/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 239 sqm approx



**4/4 Barkly St BOX HILL 3128 (REI)**

Agent Comments

3 3 2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 14/12/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 195 sqm approx



**3/838 Canterbury Rd BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 07/10/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 165 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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