

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

5/227-229 WHITEHORSE ROAD BLACKBURN VIC 3130

Indicative selling price

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

Single Price

or range
between

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Feb 2024

to

31 Jan 2025

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

5/29-31 BLACKBURN ROAD BLACKBURN VIC 3130	\$860,000	17-Apr-24
4/647 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$828,000	01-Nov-24
8/33 FOREST ROAD FOREST HILL VIC 3131	\$815,000	15-Feb-25

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: 17 February 2025



**5/29-31 BLACKBURN ROAD
BLACKBURN VIC 3130**

 3  2  2

Sold Price **\$860,000** Sold Date **17-Apr-24**

Distance **0.88km**

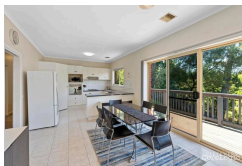


**4/647 MIDDLEBOROUGH ROAD
BOX HILL NORTH VIC 3129**

 3  2  2

Sold Price **\$828,000** Sold Date **01-Nov-24**

Distance **2.64km**



**8/33 FOREST ROAD FOREST HILL
VIC 3131**

 3  2  2

Sold Price ^{RS} **\$815,000** Sold Date **15-Feb-25**

Distance **1.83km**

RS = Recent sale UN = Undisclosed Sale

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