

# 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

3 80 Middleborough 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 \$750,000 & \$820,000

### Median sale price

Median price \$1,016,000 Property Type Unit Suburb Blackburn South

Period - From 01/04/2023 to 30/06/2023 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	2/228 Burwood Hwy BURWOOD 3125	\$850,000	12/08/2023
2	1/228 Burwood Hwy BURWOOD 3125	\$825,000	29/07/2023
3	1/28 Hawthorn Rd BURWOOD EAST 3151	\$750,000	24/03/2023

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:

18/08/2023 11:58

3 80 Middleborough Road, Blackburn South Vic 3130

**McGrath**

Jimmy Liu  
0405410688  
jimmyliu@mcgrath.com.au



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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$820,000  
**Median Unit Price**  
June quarter 2023: \$1,016,000

## Comparable Properties



**2/228 Burwood Hwy BURWOOD 3125 (REI)**

**Agent Comments**

3 1 1

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 12/08/2023  
**Property Type:** Unit  
**Land Size:** 287 sqm approx



**1/228 Burwood Hwy BURWOOD 3125 (REI)**

**Agent Comments**

3 2 1

**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** Unit  
**Land Size:** 363 sqm approx



**1/28 Hawthorn Rd BURWOOD EAST 3151 (VG)**

**Agent Comments**

3 - -

**Price:** \$750,000  
**Method:** Sale  
**Date:** 24/03/2023  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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