

# 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

2a Highfield Avenue, 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 \$990,000 & \$1,080,000

### Median sale price

Median price \$905,000 Property Type Unit Suburb Blackburn South

Period - From 01/10/2023 to 30/09/2024 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	1/77 Albion Rd BOX HILL 3128	\$1,005,000	03/12/2024
2	3/79 Middleborough Rd BURWOOD 3125	\$1,005,000	07/09/2024
3	4/32-34 Canterbury Rd BLACKBURN SOUTH 3130	\$1,035,000	29/08/2024

**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: 19/12/2024 10:37

James Lewis

03 9877 1277

0418 343 091

jameslewis@mcgrath.com.au

**Indicative Selling Price**

\$990,000 - \$1,080,000

**Median Unit Price**

Year ending September 2024: \$905,000



**Property Type:** Retail - Mixed Use  
(Unspecified)

Agent Comments

## Comparable Properties



**1/77 Albion Rd BOX HILL 3128 (REI)**

Agent Comments

3 2 1

**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 03/12/2024

**Property Type:** Townhouse (Single)



**3/79 Middleborough Rd BURWOOD 3125 (REI/VG)**

Agent Comments

3 2 3

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** Townhouse (Res)



**4/32-34 Canterbury Rd BLACKBURN SOUTH 3130 (REI)**

Agent Comments

3 2 1

**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 29/08/2024

**Property Type:** Townhouse (Res)

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



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