

## 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

405/1 SERGEANT 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

\$330,000

&

\$360,000

### 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

101/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$355,000	28-Oct-24
108/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$339,000	28-Oct-24
505/1 WATTS STREET BOX HILL VIC 3128	\$330,000	11-Dec-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: 27 February 2025



**101/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130**

Sold Price **\$355,000** Sold Date **28-Oct-24**

1 1 -

Distance **0.39km**

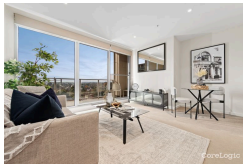


**108/300 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130**

Sold Price **\$339,000** Sold Date **28-Oct-24**

1 1 -

Distance **1.27km**



**505/1 WATTS STREET BOX HILL VIC 3128**

Sold Price **\$330,000** Sold Date **11-Dec-24**

1 1 -

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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