

# 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

2/350 Middleborough Road, Blackburn, VIC 3130

### Indicative selling price

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

Single price

\$845,000

### Median sale price

Median price

\$731,000

Property Type

Unit

Suburb

Blackburn

Period - From

11/06/2024

to

10/12/2024

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 1/ 23 Elmhurst Rd, Blackburn Vic	\$881,000	23/11/2024
2 5/ 39-41 Victoria St, Box Hill Vic	\$823,000	30/11/2024
3 1/ 17 Lithgow Av, Blackburn Vic	\$852,000	23/11/2024

This Statement of Information was prepared on:

11/12/2024