

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

11/40-40a Whitehorse Road, Blackburn Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2025 to 30/06/2025 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	1/948 Canterbury Rd BOX HILL SOUTH 3128	\$950,000	10/05/2025
2	6/40 Cootamundra Cr BLACKBURN 3130	\$952,000	21/03/2025
3	5/227 Whitehorse Rd BLACKBURN 3130	\$951,000	08/03/2025

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: 13/08/2025 14:30



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median Unit Price
June quarter 2025: \$1,050,000

Comparable Properties



1/948 Canterbury Rd BOX HILL SOUTH 3128 (REI/VG) Agent Comments

3 2 2

Price: \$950,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)
Land Size: 378 sqm approx



6/40 Cootamundra Cr BLACKBURN 3130 (REI/VG) Agent Comments

3 2 1

Price: \$952,000
Method: Private Sale
Date: 21/03/2025
Property Type: Townhouse (Single)

5/227 Whitehorse Rd BLACKBURN 3130 (VG) Agent Comments

3 - -

Price: \$951,000
Method: Sale
Date: 08/03/2025
Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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