

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

113/112-124 MIDDLEBOROUGH ROAD BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Blackburn South

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

208/165 MIDDLEBOROUGH ROAD BOX HILL SOUTH VIC 3128	\$500,000	22-May-25
14/113 BURWOOD HIGHWAY BURWOOD EAST VIC 3151	\$485,000	16-Aug-25
301/326-328 BURWOOD HIGHWAY BURWOOD VIC 3125	\$470,000	12-Jun-25

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: 08 October 2025



**208/165 MIDDLEBOROUGH ROAD
BOX HILL SOUTH VIC 3128**

Sold Price

\$500,000

Sold Date

22-May-25

2

1

1

Distance

0.43km



**14/113 BURWOOD HIGHWAY
BURWOOD EAST VIC 3151**

Sold Price

^{RS} **\$485,000** ^{UN}

Sold Date

16-Aug-25

2

1

1

Distance

0.86km



**301/326-328 BURWOOD HIGHWAY
BURWOOD VIC 3125**

Sold Price

\$470,000

Sold Date

12-Jun-25

2

1

1

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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