

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

402/394-398 MIDDLEBOROUGH ROAD BLACKBURN 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jul 2024

to

30 Jun 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

208/18 QUEEN STREET BLACKBURN VIC 3130	\$350,000	21-Apr-25
203/6 QUEEN STREET BLACKBURN VIC 3130	\$340,000	21-May-25
7/55-65 RAILWAY ROAD BLACKBURN VIC 3130	\$405,000	18-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: 17 July 2025

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**208/18 QUEEN STREET
BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$350,000** Sold Date **21-Apr-25**

Distance **1.09km**



**203/6 QUEEN STREET
BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$340,000** Sold Date **21-May-25**

Distance **1.12km**



**7/55-65 RAILWAY ROAD
BLACKBURN VIC 3130**

 1  1  1

Sold Price ^{RS} **\$405,000** Sold Date **18-Jun-25**

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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