

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

6/40 Cootamundra Crescent, Blackburn Vic 3130

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$1,055,500

Property Type

Townhouse

Suburb

Blackburn

Period - From

15/03/2024

to

14/03/2025

Source

Property Data

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	2/465 Middleborough Rd BOX HILL NORTH 3129	\$975,000	19/02/2025
2	23/468 Middleborough Rd BLACKBURN 3130	\$1,000,000	18/01/2025
3	6 The Terrace BLACKBURN 3130	\$980,000	01/12/2024

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:

15/03/2025 14:05



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Built around 2000, OC fees about \$2065P.A, 8 on the block.

Indicative Selling Price
\$980,000

Median Townhouse Price
15/03/2024 - 14/03/2025: \$1,055,500

Comparable Properties



2/465 Middleborough Rd BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 1

Price: \$975,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: Townhouse (Res)
Land Size: 151 sqm approx



23/468 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 3 2

Price: \$1,000,000
Method: Private Sale
Date: 18/01/2025
Property Type: Townhouse (Single)



6 The Terrace BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 3

Price: \$980,000
Method: Private Sale
Date: 01/12/2024
Property Type: Townhouse (Single)
Land Size: 140 sqm approx