

## 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

1 ALDINGA STREET BLACKBURN SOUTH VIC 3130

### Indicative selling price

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

Single Price

\$1,880,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

House

Suburb

Blackburn South

Period-from

01 Sep 2023

to

31 Aug 2024

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

32A ROBERTS AVENUE BOX HILL SOUTH VIC 3128	\$1,995,000	05-Jun-24
1/34 GREENWOOD STREET BURWOOD VIC 3125	\$1,477,000	22-Jun-24
2/451 Highbury Road Burwood East VIC 3151	\$1,401,888	23-Dec-23

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 September 2024



## 32A ROBERTS AVENUE BOX HILL SOUTH VIC 3128

4 3 2

Sold Price

**\$1,995,000**

Sold Date

**05-Jun-24**

Distance

**1.01km**



## 1/34 GREENWOOD STREET BURWOOD VIC 3125

4 3 2

Sold Price

**\$1,477,000**

Sold Date

**22-Jun-24**

Distance

**1.13km**



## 2/451 Highbury Road Burwood East VIC 3151

4 3 2

Sold Price

**\$1,401,888**

Sold Date

**23-Dec-23**

Distance

**2.07km**



## 292B Highbury Road Mount Waverley VIC 3149

4 3 2

Sold Price

**\$1,273,000**

Sold Date

**28-Mar-24**

Distance

**2.19km**

RS = Recent sale

UN = Undisclosed Sale

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