

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

3/34 WHITEHORSE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,565,500

Property type

Other

Suburb

Blackburn

Period-from

01 Sep 2024

to

31 Aug 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

13/468 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$1,090,000	10-May-25
3/5 CAMPASPE STREET BOX HILL NORTH VIC 3129	\$1,180,000	12-Apr-25
4/10 KANGERONG ROAD BOX HILL VIC 3128	\$1,181,000	26-Jul-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: 23 September 2025



**13/468 MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

 4  3  1

Sold Price

\$1,090,000

Sold Date

10-May-25

Distance

0.69km



**3/5 CAMPASPE STREET BOX HILL
NORTH VIC 3129**

 4  3  2

Sold Price

\$1,180,000

Sold Date

12-Apr-25

Distance

1.72km



**4/10 KANGERONG ROAD BOX HILL
VIC 3128**

 4  2  1

Sold Price

^{RS} **\$1,181,000**

Sold Date

26-Jul-25

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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