

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

4/34 Whitehorse Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,200,000

&

\$1,275,000

Median sale price

Median price

\$1,200,000

Property Type

Townhouse

Suburb

Blackburn

Period - From

19/08/2024

to

18/08/2025

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	3/39 Simpsons Rd BOX HILL 3128	\$1,265,000	11/08/2025
2	2/449 Middleborough Rd BOX HILL NORTH 3129	\$1,270,000	04/05/2025
3	3 Rainbow La BOX HILL NORTH 3129	\$1,253,000	12/04/2025

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:

19/08/2025 14:56



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,275,000
Median Townhouse Price
19/08/2024 - 18/08/2025: \$1,200,000

Comparable Properties



3/39 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$1,265,000
Method: Private Sale
Date: 11/08/2025
Property Type: Townhouse (Single)
Land Size: 158 sqm approx



2/449 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 04/05/2025
Property Type: Townhouse (Single)



3 Rainbow La BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,253,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)
Land Size: 268 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800