

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

114/394-398 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$320,000

&

\$340,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Blackburn

Period - From

29/06/2025

to

28/06/2026

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	209/394 Middleborough Rd BLACKBURN 3130	\$335,000	17/03/2026
2	113/394-398 Middleborough Rd BLACKBURN 3130	\$330,000	02/03/2026
3			

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:

29/06/2026 09:41



Property Type: Apartment

Agent Comments

Indicative Selling Price
\$320,000 - \$340,000
Median Unit Price
29/06/2025 - 28/06/2026: \$640,000

Comparable Properties

209/394 Middleborough Rd BLACKBURN 3130 (VG)

Agent Comments



Price: \$335,000

Method: Sale

Date: 17/03/2026

Property Type: Strata Unit/Flat



113/394-398 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 02/03/2026

Property Type: Apartment

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.

Account - McGrath Blackburn | P: (03) 8843 0200



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