

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

494 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$1,590,000

&

\$1,660,000

Median sale price

Median price

\$1,552,500

Property Type

House

Suburb

Blackburn

Period - From

14/05/2024

to

13/05/2025

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	16 Hamilton Av BLACKBURN 3130	\$1,650,000	15/03/2025
2	830 Station St BOX HILL NORTH 3129	\$1,660,000	19/02/2025
3	3 Essex St BOX HILL NORTH 3129	\$1,600,000	07/12/2024

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:

14/05/2025 10:56

James Lewis
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Indicative Selling Price

\$1,590,000 - \$1,660,000

Median House Price

14/05/2024 - 13/05/2025: \$1,552,500



6 2 3

Property Type: House

Agent Comments

Comparable Properties



16 Hamilton Av BLACKBURN 3130 (REI)

Agent Comments

4 1 2

Price: \$1,650,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 892 sqm approx



830 Station St BOX HILL NORTH 3129 (VG)

Agent Comments

4 - -

Price: \$1,660,000

Method: Sale

Date: 19/02/2025

Property Type: House (Res)

Land Size: 751 sqm approx



3 Essex St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 2 4

Price: \$1,600,000

Method: Private Sale

Date: 07/12/2024

Property Type: House

Land Size: 627 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613