

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 113/394-398 Middleborough Road, Blackburn Vic 3130
Including suburb and postcode

Indicative selling price

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

Range between \$310,000 & \$341,000

Median sale price

Median price \$657,500 Property Type Unit Suburb Blackburn
Period - From 16/12/2024 to 15/12/2025 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.~~

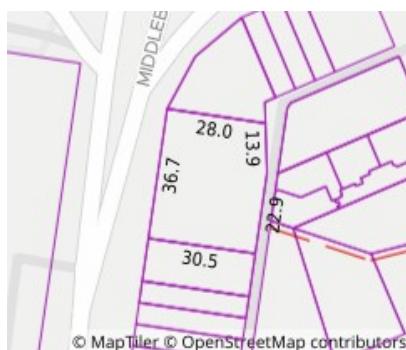
Address of comparable property		Price	Date of sale
1	108/2 Queen St BLACKBURN 3130	\$345,000	01/12/2025
2	309/20 Queen St BLACKBURN 3130	\$320,000	07/11/2025
3			

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:

16/12/2025 16:33

**Property Type:** apartment

Agent Comments

Indicative Selling Price

\$310,000 - \$341,000

Median Unit Price

16/12/2024 - 15/12/2025: \$657,500

Comparable Properties

**108/2 Queen St BLACKBURN 3130 (REI)**

1

1



1

Agent Comments

Price: \$345,000**Method:** Private Sale**Date:** 01/12/2025**Property Type:** Apartment**309/20 Queen St BLACKBURN 3130 (REI/VG)**

1

1



1

Agent Comments

Price: \$320,000**Method:** Private Sale**Date:** 07/11/2025**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 9877 1277 | F: 03 9878 1613