

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

307/394-398 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$480,000

&

\$528,000

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	2/41 Harrow St BOX HILL 3128	\$500,000	12/11/2025
2	302/2 Queen St BLACKBURN 3130	\$510,000	29/10/2025
3	G1/3 Hay St BOX HILL SOUTH 3128	\$518,000	08/10/2025

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:

16/12/2025 16:26

307/394-398 Middleborough Road, Blackburn Vic 3130

McGrath

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Indicative Selling Price

\$480,000 - \$528,000

Median Unit Price

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



2 1 1

Property Type: apartment

Agent Comments

Comparable Properties



2/41 Harrow St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 12/11/2025

Property Type: Apartment



302/2 Queen St BLACKBURN 3130 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 29/10/2025

Property Type: Unit

G1/3 Hay St BOX HILL SOUTH 3128 (VG)

Agent Comments

2 - -

Price: \$518,000

Method: Sale

Date: 08/10/2025

Property Type: Subdivided Flat - Single OYO Flat

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



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