

## 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

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**Property Type:** apartment

Agent Comments

**Indicative Selling Price**

\$480,000 - \$528,000

**Median Unit Price**

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

## Comparable Properties

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

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Agent Comments

**Price:** \$500,000**Method:** Private Sale**Date:** 12/11/2025**Property Type:** Apartment**302/2 Queen St BLACKBURN 3130 (REI/VG)**

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Agent Comments

**Price:** \$510,000**Method:** Private Sale**Date:** 29/10/2025**Property Type:** Unit**G1/3 Hay St BOX HILL SOUTH 3128 (VG)**

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Agent Comments

**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