

# 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 29 Aberdeen Road, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,150,000

### Median sale price

Median price \$870,000 Property Type Unit Suburb Blackburn South

Period - From 01/01/2024 to 31/12/2024 Source REIV

### 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 | 23 Kingswood Rise BOX HILL SOUTH 3128 | \$1,125,000 | 26/02/2025   |
| 2 | 95 Northcote Cirt BURWOOD EAST 3151   | \$1,138,000 | 07/02/2025   |
| 3 | 4/4 Barkly St BOX HILL 3128           | \$1,120,000 | 14/12/2024   |

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: 17/03/2025 10:58



3 bedrooms 3 bathrooms 1 car

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price

\$1,150,000

Median Unit Price

Year ending December 2024: \$870,000

## Comparable Properties



23 Kingswood Rise BOX HILL SOUTH 3128 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,125,000

Method: Private Sale

Date: 26/02/2025

Property Type: Townhouse (Single)



95 Northcote Cirt BURWOOD EAST 3151 (REI)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,138,000

Method: Private Sale

Date: 07/02/2025

Property Type: Townhouse (Single)



4/4 Barkly St BOX HILL 3128 (REI/VG)

Agent Comments

3 bedrooms 3 bathrooms 2 cars

Price: \$1,120,000

Method: Private Sale

Date: 14/12/2024

Property Type: Townhouse (Single)

Land Size: 195 sqm approx

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



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