

# 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 3/456 Middleborough Road, Blackburn 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 \$995,000

### Median sale price

Median price \$794,250

Property Type Unit

Suburb Blackburn

Period - From 01/01/2025

to 31/12/2025

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	1a Larch St BLACKBURN 3130	\$1,005,000	16/02/2026
2	1/16 Karen St BOX HILL NORTH 3129	\$938,000	07/02/2026
3	5 Elmhurst Rd BLACKBURN 3130	\$1,000,000	17/12/2025

**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:

28/02/2026 16:03

Christine Bafas  
9908 5700  
0427 835 610

christinebafas@jellisrcraig.com.au

**Indicative Selling Price**  
\$995,000

**Median Unit Price**  
Year ending December 2025: \$794,250



3   1   2

**Property Type:** Unit  
**Land Size:** 368 sqm approx  
**Agent Comments**

## Comparable Properties



1a Larch St BLACKBURN 3130 (REI)

[Agent Comments](#)

3   2   1

**Price:** \$1,005,000  
**Method:** Private Sale  
**Date:** 16/02/2026  
**Property Type:** House (Res)  
**Land Size:** 254 sqm approx



1/16 Karen St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

3   2   1

**Price:** \$938,000  
**Method:** Auction Sale  
**Date:** 07/02/2026  
**Property Type:** Unit



5 Elmhurst Rd BLACKBURN 3130 (REI)

[Agent Comments](#)

3   2   2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 17/12/2025  
**Property Type:** House  
**Land Size:** 344 sqm approx

Account - Jellis Craig | P: (03) 9908 5700