

## 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

1/3 ALDINGA STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,380,000

&

\$1,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,388,500

Property type

Other

Suburb

Blackburn South

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

11/325 STATION STREET BOX HILL SOUTH VIC 3128	\$1,410,000	18-Aug-25
31/325 STATION STREET BOX HILL SOUTH VIC 3128	\$1,466,000	10-Sep-25

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 6 months.

This Statement of Information was prepared on: 18 February 2026



**11/325 STATION STREET BOX HILL** Sold Price **\$1,410,000** Sold Date **18-Aug-25**  
**SOUTH VIC 3128**

 4  3  2

Distance **1.48km**



**31/325 STATION STREET BOX HILL** Sold Price **\$1,466,000** Sold Date **10-Sep-25**  
**SOUTH VIC 3128**

 4  3  2

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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