

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

196 Middleborough Road, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,390,000 Property Type House Suburb Blackburn South

Period - From 01/10/2023 to 31/12/2023 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	2/316 Middleborough Rd BLACKBURN 3130	\$1,305,000	10/02/2024
2	307 Station St BOX HILL SOUTH 3128	\$1,240,000	23/11/2023
3	20a Jenner St BLACKBURN SOUTH 3130	\$1,170,000	01/02/2024

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:

12/02/2024 11:42

196 Middleborough Road, Blackburn South Vic 3130



Dylan Brown
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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2023: \$1,390,000



3 2 2

Property Type: House

Land Size: 313 sqm approx

Agent Comments

Comparable Properties



2/316 Middleborough Rd BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,305,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

Land Size: 321 sqm approx



307 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 1

Price: \$1,240,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: House (Res)

Land Size: 275 sqm approx



20a Jenner St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 1

Price: \$1,170,000

Method: Sold Before Auction

Date: 01/02/2024

Property Type: Townhouse (Single)

Land Size: 233 sqm approx

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



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