

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

309/300 Middleborough Road, Blackburn Vic 3130

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$611,500

Property Type

Unit

Suburb

Blackburn

Period - From

13/05/2025

to

12/05/2026

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	305/999 Whitehorse Rd BOX HILL 3128	\$480,000	15/04/2026
2	702/712 Station St BOX HILL 3128	\$469,000	26/03/2026
3	20/7-9 Archibald St BOX HILL 3128	\$405,000	19/01/2026

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:

13/05/2026 14:37

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

13/05/2025 - 12/05/2026: \$611,500

Comparable Properties



305/999 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 15/04/2026

Property Type: Apartment



702/712 Station St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$469,000

Method: Private Sale

Date: 26/03/2026

Property Type: Apartment



20/7-9 Archibald St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$405,000

Method: Private Sale

Date: 19/01/2026

Property Type: Apartment

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