

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

402/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$310,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Blackburn

Period-from

01 Jun 2025

to

31 May 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

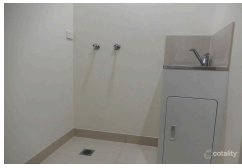
109/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$335,000	04-Jun-25
113/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$330,000	03-Mar-26
407/20 QUEEN STREET BLACKBURN VIC 3130	\$335,000	13-Aug-25

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: 22 June 2026

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**109/394-398 MIDDLEBOROUGH
ROAD BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$335,000** Sold Date **04-Jun-25**

Distance **0km**



**113/394-398 MIDDLEBOROUGH
ROAD BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$330,000** Sold Date **03-Mar-26**

Distance **0km**



**407/20 QUEEN STREET
BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$335,000** Sold Date **13-Aug-25**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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