

# 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

201/300 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

\$420,000

### Median sale price

Median price

\$772,000

Property Type

Unit

Suburb

Blackburn

Period - From

01/07/2024

to

30/06/2025

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	110/300 Middleborough Rd BLACKBURN 3130	\$420,000	19/07/2025
2	7/55-65 Railway Rd BLACKBURN 3130	\$405,000	18/06/2025
3	2/300 Middleborough Rd BLACKBURN 3130	\$420,000	24/02/2025

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:

21/07/2025 15:43

201/300 Middleborough Road, Blackburn Vic 3130

JellisCraig

Grant Lynch

9908 5700

0408110 011

grantlynch@jellisrcraig.com.au

**Indicative Selling Price**

\$420,000

**Median Unit Price**

Year ending June 2025: \$772,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**110/300 Middleborough Rd BLACKBURN 3130 (REI)**

Agent Comments

2 1 1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 19/07/2025

**Property Type:** Apartment



**7/55-65 Railway Rd BLACKBURN 3130 (REI)**

Agent Comments

1 1 1

**Price:** \$405,000

**Method:** Private Sale

**Date:** 18/06/2025

**Property Type:** Apartment



**2/300 Middleborough Rd BLACKBURN 3130 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 24/02/2025

**Property Type:** Apartment

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



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