Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	11/40-40a Whitehorse Road, Blackburn Vic 3130
Including suburb and	11/40-40a Willehorse Hoad, Blackburt Vic 3130
postcode	

Indicative selling price

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

Range between \$900,000 &	\$990,000
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Median sale price

Median price	\$1,050,000	Pro	perty Type U	Init		Suburb	Blackburn
Period - From	01/04/2025	to	30/06/2025	Sc	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	792a Station St BOX HILL NORTH 3129	\$910,000	31/05/2025
2	6/40 Cootamundra Cr BLACKBURN 3130	\$952,000	21/03/2025
3	2/465 Middleborough Rd BOX HILL NORTH 3129	\$975,000	19/02/2025

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:	15/07/2025 13:14
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Date of sale

RT Edgar





Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Unit Price June quarter 2025: \$1,050,000

Comparable Properties



792a Station St BOX HILL NORTH 3129 (REI/VG)

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Agent Comments

Price: \$910,000 Method: Private Sale Date: 31/05/2025

Property Type: Townhouse (Single) **Land Size:** 213 sqm approx



6/40 Cootamundra Cr BLACKBURN 3130 (REI/VG)

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Agent Comments

Agent Comments

Price: \$952,000 **Method:** Private Sale **Date:** 21/03/2025

Property Type: Townhouse (Single)



2/465 Middleborough Rd BOX HILL NORTH 3129

(REI/VG)

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Price: \$975.000

Method: Sold Before Auction

Date: 19/02/2025

Property Type: Townhouse (Res) **Land Size:** 151 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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