

# 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

11/40-40a Whitehorse 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,050,000 Property Type Unit Suburb Blackburn

Period - From 01/04/2025 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	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



**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)** **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)** **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)** **Agent Comments**



**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