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	15 Samuel Road, Blackburn South Vic 3130

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price*

Median price $1,379,000 Property Type House Suburb Blackburn South

Period - From 22/09/2024 to 21/09/2025 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	30 Naughton Gr BLACKBURN 3130	$2,500,000	31/05/2025
2	23 Monash Gr BLACKBURN SOUTH 3130	$2,203,000	03/05/2025
3	8 Ellen Ct BURWOOD 3125	$2,405,000	03/05/2025

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: 14/10/2025 16:37

15 Samuel Road, Blackburn South Vic 3130

JellisCraig

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au



5 3 3

Property Type: House
Land Size: 594 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price *
22/09/2024 - 21/09/2025: $1,379,000
* Agent calculated median

Comparable Properties



30 Naughton Gr BLACKBURN 3130 (REI/VG)

4 2 2

Price: $2,500,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments

23 Monash Gr BLACKBURN SOUTH 3130 (REI/VG)

5 3 2

Price: $2,203,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



8 Ellen Ct BURWOOD 3125 (REI/VG)

5 4 2

Price: $2,405,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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