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	7 SHIELDS COURT BLACKBURN SOUTH 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	$2,500,000	&	$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,380,000	Property type	House	Suburb	Blackburn South
Period-from	01 Dec 2024	to	30 Nov 2025	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
15 SAMUEL ROAD BLACKBURN SOUTH VIC 3130	$2,350,000	18-Oct-25
1 INDRA ROAD BLACKBURN SOUTH VIC 3130	$2,430,000	06-Dec-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.

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15 SAMUEL ROAD BLACKBURN SOUTH VIC 3130

5 3 1

Sold Price RS **$2,350,000** Sold Date **18-Oct-25**

Distance **1.17km**



1 INDRA ROAD BLACKBURN SOUTH VIC 3130

5 4 2

Sold Price RS **$2,430,000** Sold Date **06-Dec-25**

Distance **0.53km**

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

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