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	10 Violet Court, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,500,000 & $1,620,000

Median sale price

Median price $1,343,500 Property Type House Suburb Blackburn South

Period - From 01/01/2024 to 31/12/2024 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	5 Calrossie Rd BLACKBURN SOUTH 3130	$1,525,000	29/03/2025
2	4 Constance St BLACKBURN SOUTH 3130	$1,657,000	08/03/2025
3	30 Edinburgh Rd BLACKBURN SOUTH 3130	$1,760,000	22/02/2025

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: 31/03/2025 11:32

10 Violet Court, Blackburn South Vic 3130

Samantha Pascoe
03 9908 5700
0432 455 693
samanthapascoe@jelliscraig.com.au



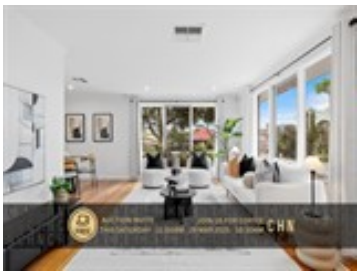
4 2 2

Property Type: House
Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,620,000
Median House Price
Year ending December 2024: $1,343,500

Comparable Properties



5 Calrossie Rd BLACKBURN SOUTH 3130 (REI)

4 1 2

Price: $1,525,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments



4 Constance St BLACKBURN SOUTH 3130 (REI)

2 1 -

Price: $1,657,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



30 Edinburgh Rd BLACKBURN SOUTH 3130 (REI)

4 2 2

Price: $1,760,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House
Land Size: 598 sqm approx

Agent Comments

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

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