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 St James Court, Blackburn South Vic 3130

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price*

Median price $1,388,000 Property Type House Suburb Blackburn South

Period - From 17/09/2024 to 16/09/2025 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	356 Middleborough Rd BLACKBURN 3130	$1,020,000	06/09/2025
2	38 Swan St BLACKBURN SOUTH 3130	$1,200,000	16/08/2025
3	66 Holland Rd BLACKBURN SOUTH 3130	$1,180,000	16/08/2025

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 16:14

7 St James Court, Blackburn South Vic 3130

JellisCraig

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price *
17/09/2024 - 16/09/2025: $1,388,000
* Agent calculated median

Comparable Properties



356 Middleborough Rd BLACKBURN 3130 (REI)

3 1 -

Price: $1,020,000
Method: Private Sale
Date: 06/09/2025
Property Type: House
Land Size: 752 sqm approx

Agent Comments



38 Swan St BLACKBURN SOUTH 3130 (REI)

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments



66 Holland Rd BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,180,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments

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

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