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	9 Ernest Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,626,000 Property Type House Suburb Blackburn

Period - From 01/10/2024 to 30/09/2025 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	56 Maple St BLACKBURN 3130	$1,370,000	22/11/2025
2	13 Sheila St BLACKBURN NORTH 3130	$1,385,000	11/10/2025
3	10 Francis St BLACKBURN 3130	$1,475,000	08/10/2025

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: 25/11/2025 10:57

9 Ernest Street, Blackburn Vic 3130

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



4 1 2

Property Type: House
Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
Year ending September 2025: $1,626,000

Comparable Properties



56 Maple St BLACKBURN 3130 (REI)

3 1 2

Price: $1,370,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments



13 Sheila St BLACKBURN NORTH 3130 (REI)

4 2 2

Price: $1,385,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments



10 Francis St BLACKBURN 3130 (REI/VG)

3 1 2

Price: $1,475,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House (Res)
Land Size: 640 sqm approx

Agent Comments

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

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