

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 Chamberlin Court, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,360,500

Property Type

House

Suburb

Blackburn South

Period - From

01/10/2025

to

31/12/2025

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	28 Faulkner St BLACKBURN SOUTH 3130	\$1,100,000	21/02/2026
2	5 Marama St BLACKBURN SOUTH 3130	\$1,100,000	28/11/2025
3	7 St James Ct BLACKBURN SOUTH 3130	\$1,080,000	23/10/2025

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:

14/03/2026 16:43

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2025: \$1,360,500



3 1 2

Property Type: House

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



28 Faulkner St BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 616 sqm approx



5 Marama St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,100,000

Method: Private Sale

Date: 28/11/2025

Property Type: House

Land Size: 696 sqm approx



7 St James Ct BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: House (Res)

Land Size: 540 sqm approx

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