

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 Kinkora Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb Blackburn

Period - From 01/04/2025

to

31/03/2026

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	8 Almer Av BLACKBURN 3130	\$1,800,000	13/03/2026
2	3 Linden St BLACKBURN 3130	\$1,650,000	14/02/2026
3	9 Ernest St BLACKBURN 3130	\$1,700,000	29/11/2025

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:

11/04/2026 12:17



4 2 3

Property Type: House

Land Size: 890 sqm approx

Agent Comments

Comparable Properties



8 Almer Av BLACKBURN 3130 (REI)

Agent Comments

4 2 1

Price: \$1,800,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Land Size: 649 sqm approx



3 Linden St BLACKBURN 3130 (REI)

Agent Comments

6 2 2

Price: \$1,650,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 842 sqm approx



9 Ernest St BLACKBURN 3130 (REI/VG)

Agent Comments

4 1 2

Price: \$1,700,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 726 sqm approx