

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 Paulette Court, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,376,050

Property Type

House

Suburb

Blackburn South

Period - From

01/01/2025

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	34 Hastings Av BLACKBURN SOUTH 3130	\$1,446,000	02/04/2026
2	9 Vermont St BLACKBURN SOUTH 3130	\$1,530,000	23/03/2026
3	40 Canora St BLACKBURN SOUTH 3130	\$1,515,000	15/11/2025

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:

08/04/2026 10:52



 4  2  2

Property Type: House

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



34 Hastings Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,446,000

Method: Auction Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 749 sqm approx



9 Vermont St BLACKBURN SOUTH 3130 (REI)

Agent Comments

 4  2  3

Price: \$1,530,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)



40 Canora St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,515,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 532 sqm approx