

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

12 Bronwyn Court, Blackburn South VIC 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,376,050

Property Type

House

Suburb

Blackburn South

Period - From

18/08/2025

to

17/02/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Somerset Ct, Blackburn South Vic	\$1,195,000	07/02/2026
47 Jenner St, Blackburn South Vic	\$1,158,000	07/02/2026
20 Bond Av, Blackburn South Vic	\$1,341,000	07/02/2026

This Statement of Information was prepared on:

19/02/2026