

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

7 Stirling Road, Blackburn South Vic 3130

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Blackburn South

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 | 9 Rodney CI BLACKBURN SOUTH 3130 | \$1,200,000 | 18/04/2026 |
| 2 | 28 Faulkner St BLACKBURN SOUTH 3130 | \$1,100,000 | 21/02/2026 |
| 3 | 47 Jenner St BLACKBURN SOUTH 3130 | \$1,158,000 | 07/02/2026 |

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:

21/04/2026 14:30

Hugh Francis

9908 5700

0401 265 338

hughfrancis@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

Year ending March 2026: \$1,370,000



5 2 1

Property Type: House

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



9 Rodney CI BLACKBURN SOUTH 3130 (REI)

Agent Comments

4 1 1

Price: \$1,200,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 534 sqm approx



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



47 Jenner St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,158,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 604 sqm approx

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