

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 \$980,000 & \$1,070,000

Median sale price

Median price \$1,366,000 Property Type House Suburb Blackburn South

Period - From 21/04/2025 to 20/04/2026 Source Property Data

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	47 Jenner St BLACKBURN SOUTH 3130	\$1,158,000	07/02/2026
2	39 Lee Ann St FOREST HILL 3131	\$1,080,000	03/12/2025
3	5 Marama St BLACKBURN SOUTH 3130	\$1,100,000	28/11/2025

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:

21/04/2026 12:54

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Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

21/04/2025 - 20/04/2026: \$1,366,000



 3  1  2

Property Type: House

Land Size: 534 sqm approx

[Agent Comments](#)

Comparable Properties



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



39 Lee Ann St FOREST HILL 3131 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,080,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 617 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

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