

# 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

1/23 Faulkner Street, Blackburn South Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$951,500 Property Type Unit 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	1/17 Agnew St BLACKBURN SOUTH 3130	\$970,000	29/01/2026
2	2/62 Edinburgh Rd BLACKBURN SOUTH 3130	\$1,065,000	31/10/2025
3	2/8 Boyd St BLACKBURN SOUTH 3130	\$1,000,888	20/09/2025

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:

02/03/2026 11:55

Samantha Pascoe  
03 9908 5700  
0432 455 693

samanthapascoe@jellisrcraig.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Unit Price**

Year ending December 2025: \$951,500



3 1 1

**Property Type:** Unit

**Land Size:** 263 sqm approx

Agent Comments

## Comparable Properties



1/17 Agnew St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

**Price:** \$970,000

**Method:** Private Sale

**Date:** 29/01/2026

**Property Type:** Unit

**Land Size:** 314 sqm approx



2/62 Edinburgh Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 2

**Price:** \$1,065,000

**Method:** Sold Before Auction

**Date:** 31/10/2025

**Rooms:** 9

**Property Type:** Unit

**Land Size:** 372 sqm approx



2/8 Boyd St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,000,888

**Method:** Private Sale

**Date:** 20/09/2025

**Property Type:** Unit

**Land Size:** 307 sqm approx

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