

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

1/5 Scarlet Oak Court, Blackburn South VIC 3130

Indicative selling price

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

Range between

\$680,000

&

\$725,000

Median sale price

Median price

\$910,000

Property Type

Unit

Suburb

Blackburn South

Period - From

23/12/2024

to

22/06/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
7/1 Jilmax Ct, Forest Hill Vic	\$691,000	14/06/2025
3/2-6 Charlotte St, Blackburn South Vic	\$720,000	21/02/2025

This Statement of Information was prepared on:

24/06/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1/5 Scarlet Oak Court, Blackburn South VIC 3130



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Property Type: Unit
Mark Johnstone
0398941000
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$680,000 - \$725,000
Median House Price
Year ending June 2025: \$910,000

Comparable Properties



7/1 Jilmax Ct, Forest Hill Vic

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Price: \$691,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit
Land Size:



3/2-6 Charlotte St, Blackburn South Vic

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Price: \$720,000
Method: Private Sale
Date: 21/02/2025
Property Type: Unit
Land Size:

Account - Woodards Blackburn | P: 9894 1000