

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 SHIELDS COURT BLACKBURN SOUTH VIC 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,500,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,380,000

Property type

House

Suburb

Blackburn South

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

15 SAMUEL ROAD BLACKBURN SOUTH VIC 3130	\$2,350,000	18-Oct-25
1 INDRA ROAD BLACKBURN SOUTH VIC 3130	\$2,430,000	06-Dec-25

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 6 months.

This Statement of Information was prepared on: 16 December 2025


**15 SAMUEL ROAD BLACKBURN
SOUTH VIC 3130**

 5
  3
  1

Sold Price ^{RS} **\$2,350,000** Sold Date **18-Oct-25**

Distance **1.17km**


**1 INDRA ROAD BLACKBURN
SOUTH VIC 3130**

 5
  4
  2

Sold Price ^{RS} **\$2,430,000** Sold Date **06-Dec-25**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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