

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

9 Somerset Court, Blackburn South VIC 3130

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,376,050

Property Type

House

Suburb

Blackburn South

Period - From

12/07/2025

to

11/01/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Grange Rd, Blackburn South Vic	\$1,160,000	08/11/2025
5 Marama St, Blackburn South Vic	\$1,100,000	28/11/2025
33 Aberdeen Rd, Blackburn South Vic	\$1,250,000	13/12/2025

This Statement of Information was prepared on:

12/01/2026