

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

115 Lake Road, Blackburn Vic 3130

Indicative selling price

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

Range between \$2,450,000

&

\$2,550,000

Median sale price

Median price \$1,673,750

Property Type House

Suburb Blackburn

Period - From 01/04/2025

to 30/06/2025

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	30 Naughton Gr BLACKBURN 3130	\$2,500,000	31/05/2025
2	11 Parkside St BLACKBURN 3130	\$2,460,000	20/03/2025
3			

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:

11/08/2025 17:40

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Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,550,000
Median House Price
June quarter 2025: \$1,673,750

Comparable Properties



30 Naughton Gr BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 2

Price: \$2,500,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 645 sqm approx



11 Parkside St BLACKBURN 3130 (REI/VG)

Agent Comments

6 3 2

Price: \$2,460,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: House (Res)
Land Size: 988 sqm approx

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.