

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

41 LAWRENCE STREET 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,500

Property type

House

Suburb

Blackburn South

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

6 REUBEN COURT BLACKBURN SOUTH VIC 3130	\$1,160,000	01-Apr-25
29 BERMUDA DRIVE BLACKBURN SOUTH VIC 3130	\$1,170,000	05-Apr-25
79 VICKI STREET FOREST HILL VIC 3131	\$1,180,000	05-Apr-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: 24 April 2025



**6 REUBEN COURT BLACKBURN
SOUTH VIC 3130**

3 2 1

Sold Price

^{RS}

\$1,160,000

Sold Date

01-Apr-25

Distance

1km



**29 BERMUDA DRIVE BLACKBURN
SOUTH VIC 3130**

3 1 4

Sold Price

^{RS}

\$1,170,000

Sold Date

05-Apr-25

Distance

1.09km



**79 VICKI STREET FOREST HILL VIC
3131**

4 2 2

Sold Price

^{RS}

\$1,180,000

Sold Date

05-Apr-25

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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