

# 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

111 Lake Road, Blackburn Vic 3130

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,565,000 Property Type House Suburb Blackburn

Period - From 01/07/2025 to 30/09/2025 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	95 Blackburn Rd BLACKBURN 3130	\$1,430,000	29/10/2025
2	53 Vicki St FOREST HILL 3131	\$1,080,000	21/10/2025
3	69 Central Rd BLACKBURN 3130	\$1,460,000	20/09/2025

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:

17/11/2025 15:51



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
September quarter 2025: \$1,565,000

## Comparable Properties



**95 Blackburn Rd BLACKBURN 3130 (REI)**



Agent Comments

\$1700 per M2

**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 29/10/2025  
**Property Type:** House  
**Land Size:** 841 sqm approx



**53 Vicki St FOREST HILL 3131 (REI)**



Agent Comments

\$1773 per M2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx



**69 Central Rd BLACKBURN 3130 (REI)**



Agent Comments

\$1680 per M2

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 869 sqm approx

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