

# 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

15 Lilac Court, Blackburn North Vic 3130

### Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,405,000

Property Type House

Suburb Blackburn North

Period - From 01/01/2025

to 31/03/2025

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	37 Bridgeford Av BLACKBURN NORTH 3130	\$1,650,000	20/03/2025
2	45 Kerr St BLACKBURN 3130	\$1,699,000	01/03/2025
3	49 Koonung Rd BLACKBURN NORTH 3130	\$1,520,000	08/11/2024

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:

10/06/2025 12:21



4   
 2   
 2

**Property Type:** House  
**Land Size:** 882 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,650,000 - \$1,750,000  
**Median House Price**  
 March quarter 2025: \$1,405,000

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.

## Comparable Properties



**37 Bridgeford Av BLACKBURN NORTH 3130 (REI)**

Agent Comments

4   
 2   
 1

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 20/03/2025  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx



**45 Kerr St BLACKBURN 3130 (REI/VG)**

Agent Comments

4   
 2   
 1

**Price:** \$1,699,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx



**49 Koonung Rd BLACKBURN NORTH 3130 (REI/VG)**

Agent Comments

4   
 3   
 3

**Price:** \$1,520,000  
**Method:** Private Sale  
**Date:** 08/11/2024  
**Property Type:** House  
**Land Size:** 739 sqm approx

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