

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

5 Lloyd Court, Blackburn South Vic 3130

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,442,000

Property Type House

Suburb Blackburn South

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	57 Romoly Dr FOREST HILL 3131	\$1,130,000	27/03/2025
2	222 Canterbury Rd BLACKBURN SOUTH 3130	\$1,070,000	14/03/2025
3	133 Lake Rd FOREST HILL 3131	\$1,126,000	04/12/2024

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:

24/04/2025 15:46

5 Lloyd Court, Blackburn South Vic 3130



3 1 2

Rooms: 3
Property Type: House (Previously Occupied - Detached)
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2025: \$1,442,000

Comparable Properties



57 Romoly Dr FOREST HILL 3131 (REI)

Agent Comments

3 1 2

Price: \$1,130,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 599 sqm approx



222 Canterbury Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,070,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 646 sqm approx



133 Lake Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$1,126,000
Method: Private Sale
Date: 04/12/2024
Property Type: House
Land Size: 540 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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