

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

2a Lagoona Court, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Blackburn

Period - From 01/01/2025 to 31/12/2025 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	15 Acacia Av BLACKBURN 3130	\$1,640,000	15/12/2025
2	95 Blackburn Rd BLACKBURN 3130	\$1,430,000	29/10/2025
3	33 Pakenham St BLACKBURN 3130	\$1,565,000	15/09/2025

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:

23/02/2026 10:54

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2025: \$1,640,000



3 3 2

Property Type: House

Land Size: 1067 sqm approx

Agent Comments

Comparable Properties



15 Acacia Av BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,640,000

Method: Private Sale

Date: 15/12/2025

Property Type: House

Land Size: 905 sqm approx



95 Blackburn Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 3

Price: \$1,430,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 841 sqm approx



33 Pakenham St BLACKBURN 3130 (REI/VG)

Agent Comments

4 2 3

Price: \$1,565,000

Method: Sold After Auction

Date: 15/09/2025

Property Type: House (Res)

Land Size: 709 sqm approx

Account - Jellis Craig | P: (03) 9908 5700