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

Single price $1,319,000

Median sale price

Median price $1,770,750 Property Type House Suburb Blackburn

Period - From 01/01/2026 to 31/03/2026 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	23 Donald St BLACKBURN SOUTH 3130	$1,360,000	19/04/2026
2	17 Canora St BLACKBURN SOUTH 3130	$1,311,000	28/03/2026
3			

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: 01/06/2026 13:20

2a Lagoona Court, Blackburn Vic 3130

Daniel Bullen
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3 3 2

Property Type: House
Land Size: 1076 sqm approx

Agent Comments

Indicative Selling Price
$1,319,000
Median House Price
March quarter 2026: $1,770,750

Comparable Properties



23 Donald St BLACKBURN SOUTH 3130 (REI)

3 1 3

Price: $1,360,000
Method: Private Sale
Date: 19/04/2026
Property Type: House
Land Size: 704 sqm approx

Agent Comments



17 Canora St BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,311,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 821 sqm approx

Agent Comments

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.

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