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	8 Lantana Street, Blackburn North Vic 3130

Indicative selling price

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

Range between $1,100,000 & $1,175,000

Median sale price

Median price $1,415,000 Property Type House Suburb Blackburn North

Period - From 01/07/2025 to 30/06/2026 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	45 Hibiscus Rd BLACKBURN NORTH 3130	$1,155,000	20/06/2026
2	75 Shafer Rd BLACKBURN NORTH 3130	$1,150,000	06/06/2026
3	32 Shafer Rd BLACKBURN NORTH 3130	$1,105,544	18/07/2026

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: 27/08/2026 10:24

8 Lantana Street, Blackburn North Vic 3130

JellisCraig

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,175,000
Median House Price
Year ending June 2026: $1,415,000

Comparable Properties



45 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

3 1 1

Price: $1,155,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



75 Shafer Rd BLACKBURN NORTH 3130 (REI)

3 2 2

Price: $1,150,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



32 Shafer Rd BLACKBURN NORTH 3130 (REI)

3 1 1

Price: $1,105,544
Method: Auction Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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