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	2 Lawson Street, Blackburn Vic 3130

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,561,000 Property Type House Suburb Blackburn

Period - From 23/07/2024 to 22/07/2025 Source Property Data

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	31 Robyn Dr NUNAWADING 3131	$1,180,000	31/05/2025
2	147 Surrey Rd BLACKBURN 3130	$1,187,500	05/04/2025
3	10 Goodwin St BLACKBURN 3130	$1,283,000	27/03/2025

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: 23/07/2025 11:49

2 Lawson Street, Blackburn Vic 3130

JellisCraig

Andrew Luke
0399085700
0419154064
andrewluke@jelliscraig.com.au



2 1 2

Property Type: House
Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
23/07/2024 - 22/07/2025: $1,561,000

Comparable Properties



31 Robyn Dr NUNAWADING 3131 (REI)

3 1 2

Price: $1,180,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



147 Surrey Rd BLACKBURN 3130 (REI/VG)

3 1 1

Price: $1,187,500
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments



10 Goodwin St BLACKBURN 3130 (VG)

3 - -

Price: $1,283,000
Method: Sale
Date: 27/03/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

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