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	84 Laurel Grove South, Blackburn Vic 3130

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,673,750 Property Type House Suburb Blackburn

Period - From 01/04/2025 to 30/06/2025 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	27 Sheehans Rd BLACKBURN 3130	$1,650,000	10/06/2025
2	119 Lake Rd BLACKBURN 3130	$1,730,000	12/04/2025
3	34 Stanley Gr BLACKBURN 3130	$1,700,000	05/04/2025

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: 09/09/2025 09:52

84 Laurel Grove South, Blackburn Vic 3130

JellisCraig

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
June quarter 2025: $1,673,750

Comparable Properties



27 Sheehans Rd BLACKBURN 3130 (REI/VG)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 10/06/2025
Property Type: House (Res)
Land Size: 953 sqm approx

Agent Comments



119 Lake Rd BLACKBURN 3130 (REI/VG)

4 2 2

Price: $1,730,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



34 Stanley Gr BLACKBURN 3130 (REI/VG)

3 1 2

Price: $1,700,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 781 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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