

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:

20/07/2026 17:40

8 Lantana Street, Blackburn North Vic 3130

JellisCraig

Stephen Le Get

9908 5700

0438 558 870

stephenleget@jelliscraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,175,000

Median House Price

Year ending June 2026: \$1,415,000



 3  1  1

Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



45 Hibiscus Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,155,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 585 sqm approx



75 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Auction Sale

Date: 06/06/2026

Property Type: House (Res)

Land Size: 603 sqm approx



32 Shafer Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  1  1

Price: \$1,105,544

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 588 sqm approx

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



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