

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

17 Goodwin Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,640,000 Property Type House Suburb Blackburn

Period - From 01/01/2025 to 31/12/2025 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	92 Luckie St NUNAWADING 3131	\$1,270,000	07/02/2026
2	10 Goodwin St BLACKBURN 3130	\$1,403,000	05/02/2026
3	208 Springfield Rd BLACKBURN 3130	\$1,260,000	07/10/2025

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:

23/02/2026 11:59

Lachlan Walker
03 9908 5700
0488 345 955

lachlanwalker@jelliscraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2025: \$1,640,000



 4  1  2

Property Type: House

Land Size: 675 sqm approx

Agent Comments

Comparable Properties



92 Luckie St NUNAWADING 3131 (REI)

Agent Comments

 4  2  4

Price: \$1,270,000

Method: Auction Sale

Date: 07/02/2026

Property Type: House (Res)

Land Size: 774 sqm approx



10 Goodwin St BLACKBURN 3130 (REI)

Agent Comments

 -  -  -

Price: \$1,403,000

Method: Private Sale

Date: 05/02/2026

Property Type: Land

Land Size: 697 sqm approx



208 Springfield Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,260,000

Method: Private Sale

Date: 07/10/2025

Property Type: House (Res)

Land Size: 698 sqm approx

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