

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 Clifton Street, Blackburn Vic 3130

Indicative selling price

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

Range between \$1,500,000 & \$1,620,000

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	12 Eustace St BLACKBURN 3130	\$1,500,000	18/12/2025
2	32 Alandale Ct BLACKBURN 3130	\$1,620,000	29/11/2025
3	20 Morloc St FOREST HILL 3131	\$1,500,000	15/11/2025

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:

02/03/2026 10:39



3 2 1

Property Type: House

Land Size: 632 sqm approx

Agent Comments

Comparable Properties



12 Eustace St BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,500,000

Method: Private Sale

Date: 18/12/2025

Property Type: House

Land Size: 658 sqm approx



32 Alandale Ct BLACKBURN 3130 (REI/VG)

Agent Comments

4 1 2

Price: \$1,620,000

Method: Auction Sale

Date: 29/11/2025

Rooms: 10

Property Type: House (Res)

Land Size: 744 sqm approx



20 Morloc St FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$1,500,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 780 sqm approx

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