

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$1,345,000

### 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	98 Junction Rd NUNAWADING 3131	\$1,355,000	21/02/2026
2	281 Springfield Rd NUNAWADING 3131	\$1,340,000	21/02/2026
3	32 Burnt St NUNAWADING 3131	\$1,342,000	19/11/2025

**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:

21/03/2026 10:48

Lachlan Walker  
03 9908 5700  
0488 345 955

lachlanwalker@jellisrcraig.com.au

**Indicative Selling Price**

\$1,345,000

**Median House Price**

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



 4  1  2

**Property Type:** House

**Land Size:** 681 sqm approx

Agent Comments

## Comparable Properties



**98 Junction Rd NUNAWADING 3131 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,355,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 871 sqm approx



**281 Springfield Rd NUNAWADING 3131 (REI)**

Agent Comments

 4  1  1

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 829 sqm approx



**32 Burnt St NUNAWADING 3131 (REI)**

Agent Comments

 4  1  2

**Price:** \$1,342,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** House

**Land Size:** 828 sqm approx

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