

# 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)

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

### Median sale price

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

Period - From 01/10/2025 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	16 Carter Av NUNAWADING 3131	\$1,410,000	01/03/2026
2	10 Efron St NUNAWADING 3131	\$1,318,888	21/02/2026
3	98 Junction Rd NUNAWADING 3131	\$1,355,000	21/02/2026

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: 18/03/2026 10:07



 4  1  2

**Property Type:** House  
**Land Size:** 681 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000

**Median House Price**  
December quarter 2025: \$1,640,000

## Comparable Properties



**16 Carter Av NUNAWADING 3131 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,410,000  
**Method:** Sold After Auction  
**Date:** 01/03/2026  
**Property Type:** House (Res)  
**Land Size:** 596 sqm approx



**10 Efron St NUNAWADING 3131 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,318,888  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 960 sqm approx



**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

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