Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 16/10/2026

Property offered for sale

Address
Including suburb and postcode: 31 Alandale Road, Blackburn Vic 3130

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	1	2	100	669

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $1,050,000 or Range between &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price $1,050,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,607,500 Property type House Suburb Blackburn

Period: from 01/10/2025 to 30/09/2026 Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	17 Drummond St BLACKBURN SOUTH 3130		
Sale price	$1,155,000	Date of sale	01/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	1	2	N/A	702

Comparable property 2

Address	267 Blackburn Rd BLACKBURN SOUTH 3130		
Sale price	$1,039,500	Date of sale	02/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	1	1	N/A	542

Comparable property 3

Address	36 Drummond St BLACKBURN SOUTH 3130		
Sale price	$1,100,000	Date of sale	09/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Brick	3	1	2	N/A	708

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=e3bb78e64749d7e6c5481be68446456b

31 Alandale Road, Blackburn Vic 3130

FLETCHERS

3 1 2

Property Type: House
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
Year ending September 2026: $1,607,500

Comparable Properties

17 Drummond St BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,155,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 702 sqm approx

Agent Comments

267 Blackburn Rd BLACKBURN SOUTH 3130 (REI)

3 1 1

Price: $1,039,500
Method: Private Sale
Date: 02/06/2026
Property Type: House (Res)
Land Size: 542 sqm approx

Agent Comments

36 Drummond St BLACKBURN SOUTH 3130 (REI)

3 1 2

Price: $1,100,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments

Account - Fletchers | P: 03 88338888

REIV THE DIFFERENCE

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