

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

530 Melbourne Road, Blairgowrie Vic 3942

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,290,000

Property Type

House

Suburb

Blairgowrie

Period - From

01/04/2024

to

31/03/2025

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	30 Summoner St BLAIRGOWRIE 3942	\$1,280,000	06/05/2025
2	23 Macfarlan Av BLAIRGOWRIE 3942	\$1,230,000	22/04/2025
3	410 Melbourne Rd BLAIRGOWRIE 3942	\$1,300,000	21/03/2025

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:

23/06/2025 12:47



3 1 2

Property Type: House
Land Size: 629 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2025: \$1,290,000

Comparable Properties



30 Summoner St BLAIRGOWRIE 3942 (REI)

Agent Comments

3 2 4

Price: \$1,280,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 966 sqm approx



23 Macfarlan Av BLAIRGOWRIE 3942 (REI)

Agent Comments

3 1 -

Price: \$1,230,000
Method: Private Sale
Date: 22/04/2025
Property Type: House
Land Size: 891 sqm approx



410 Melbourne Rd BLAIRGOWRIE 3942 (REI/VG)

Agent Comments

4 2 4

Price: \$1,300,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 892 sqm approx

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522