

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

6 NICHOLAS STREET BLAIRGOWRIE VIC 3942

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,200,000

&

\$3,500,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |

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 6 months.

This Statement of Information was prepared on: 11 April 2025

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