

## 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

37 LANSDOWNE STREET BLAIRGOWRIE VIC 3942

### Indicative selling price

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

Single Price

or range  
between

\$2,099,000

&

\$2,308,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,470,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Feb 2024

to

31 Jan 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

1 CAXTON STREET BLAIRGOWRIE VIC 3942	\$2,230,000	28-Oct-24
29 PEARSE ROAD BLAIRGOWRIE VIC 3942	\$2,150,000	12-Nov-24

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: 15 February 2025

**1 CAXTON STREET BLAIRGOWRIE  
VIC 3942**

5 3 2

Sold Price

**\$2,230,000**

Sold Date

**28-Oct-24**

Distance

**0.21km****29 PEARSE ROAD BLAIRGOWRIE  
VIC 3942**

4 2 2

Sold Price

**\$2,150,000**

Sold Date

**12-Nov-24**

Distance

**1.12km**

RS = Recent sale

UN = Undisclosed Sale

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