

## 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

19 ST JOHNS WOOD ROAD 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

\$1,790,000

&

\$1,890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,427,500

Property type

House

Suburb

Blairgowrie

Period-from

01 Mar 2024

to

28 Feb 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

23 BROOKS AVENUE BLAIRGOWRIE VIC 3942	\$1,700,000	22-Oct-24
35 FOAM AVENUE BLAIRGOWRIE VIC 3942	\$1,810,000	06-Feb-25
22 CENTENARY STREET BLAIRGOWRIE VIC 3942	\$1,850,000	10-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.~~

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23 BROOKS AVENUE  
BLAIRGOWRIE VIC 3942

4 2 2

Sold Price <sup>RS</sup> \$1,700,000 <sup>UN</sup> Sold Date 22-Oct-24

Distance 0.05km



35 FOAM AVENUE BLAIRGOWRIE  
VIC 3942

4 2 2

Sold Price <sup>RS</sup> \$1,810,000 Sold Date 06-Feb-25

Distance 1.81km



22 CENTENARY STREET  
BLAIRGOWRIE VIC 3942

3 3 8

Sold Price \$1,850,000 Sold Date 10-Nov-24

Distance 1.59km

RS = Recent sale      UN = Undisclosed Sale

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