## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	247 Melbourne Road, Blairgowrie Vic 3942
Including suburb and	, ,
postcode	
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#### Indicative selling price

Property offered for sale

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

Single price \$700,000

### Median sale price

Median price	\$760,000	Pro	perty Type	Vacant land		Suburb	Blairgowrie
Period - From	30/10/2024	to	29/10/2025		Source	Property	/ Data

## 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 sixmonths 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	17 Fairway Dr RYE 3941	\$620,000	09/09/2025
2			
3			

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:	30/10/2025 11:39

