

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Coupers Realty Pty Ltd  
Fingal VIC 3939

### Property offered for sale

Address  
Including suburb or  
locality and postcode 3 Madeleine Street Blairgowrie, 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range \$2,550,000 - \$2,650,000

### Median sale price - House

(\*Delete house or unit as applicable)

Median price \$1,325,000

House

Suburb  
or locality Blairgowrie, Vic 3942

Period - From May 2024

to April 2025

Source Realestate.com.au

### Comparable property sales.

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 May 2025

COUPERS REALTY  
MOONAH LINKS, FINGAL VICTORIA 3939

15/05/2025