

## 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

32 CANTERBURY JETTY ROAD BLAIRGOWRIE VIC 3942

### Indicative selling price

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

Single Price

or range  
between

\$1,199,000

&

\$1,315,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Jun 2024

to

31 May 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

2 FAIRFAX STREET BLAIRGOWRIE VIC 3942	\$1,230,000	06-Mar-25
29 REEVES STREET BLAIRGOWRIE VIC 3942	\$1,290,000	01-Jun-25
15 MACKIE COURT BLAIRGOWRIE VIC 3942	\$1,250,000	14-Feb-25

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: 16 June 2025

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2 FAIRFAX STREET BLAIRGOWRIE VIC 3942

Sold Price

\$1,230,000

Sold Date

06-Mar-25

3

2

-

Distance

0.18km

29 REEVES STREET BLAIRGOWRIE VIC 3942

Sold Price

<sup>RS</sup>\$1,290,000<sup>UN</sup>

Sold Date

01-Jun-25

4

2

2

Distance

0.9km

15 MACKIE COURT BLAIRGOWRIE VIC 3942

Sold Price

<sup>RS</sup>\$1,250,000

Sold Date

14-Feb-25

3

2

1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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