

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

42 HARLEIAN STREET BLAIRGOWRIE VIC 3942

Indicative selling price

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

Single Price

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,375,000

Property type

House

Suburb

Blairgowrie

Period-from

01 May 2024

to

30 Apr 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

17 PEARSE ROAD BLAIRGOWRIE VIC 3942	\$1,295,000	06-Mar-25
14 DAVID STREET BLAIRGOWRIE VIC 3942	\$1,260,000	14-Jan-25
13 DOE STREET RYE VIC 3941	\$950,000	15-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: 08 May 2025



**17 PEARSE ROAD BLAIRGOWRIE
VIC 3942**

 3  1  1

Sold Price

\$1,295,000

Sold Date

06-Mar-25

Distance

1.28km



**14 DAVID STREET BLAIRGOWRIE
VIC 3942**

 3  1  2

Sold Price

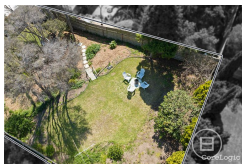
\$1,260,000

Sold Date

14-Jan-25

Distance

0.26km



13 DOE STREET RYE VIC 3941

 3  1  2

Sold Price

\$950,000

Sold Date

15-Nov-24

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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