

## 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

44 REVELL STREET 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

\$1,999,000

&

\$2,195,000

### 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

11 FAWKNER AVENUE BLAIRGOWRIE VIC 3942	\$2,025,000	01-May-25
63 HUGHES ROAD BLAIRGOWRIE VIC 3942	\$2,150,000	05-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: 25 June 2025

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11 FAWKNER AVENUE

BLAIRGOWRIE VIC 3942

4

3

1

Sold Price

<sup>RS</sup>\$2,025,000<sup>UN</sup>

Sold Date

01-May-25

Distance

0.9km



63 HUGHES ROAD BLAIRGOWRIE

VIC 3942

4

2

2

Sold Price

\$2,150,000

Sold Date

05-Feb-25

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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