

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

8 BELL 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

\$2,450,000

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 Oct 2024

to

30 Sep 2025

Source

Cotality

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

3 MADELEINE STREET BLAIRGOWRIE VIC 3942	\$2,534,500	19-Sep-25
20-22 FOAM AVENUE BLAIRGOWRIE VIC 3942	\$2,214,000	18-Jun-25
34 CAIN ROAD RYE VIC 3941	\$1,600,000	17-Jul-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: 14 October 2025



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**3 MADELEINE STREET
BLAIRGOWRIE VIC 3942**

4 3 2

Sold Price ^{RS} **\$2,534,500** Sold Date **19-Sep-25**

Distance **0.52km**



**20-22 FOAM AVENUE
BLAIRGOWRIE VIC 3942**

4 3 2

Sold Price **\$2,214,000** Sold Date **18-Jun-25**

Distance **2.12km**



34 CAIN ROAD RYE VIC 3941

4 4 2

Sold Price **\$1,600,000** Sold Date **17-Jul-25**

Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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