

# 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

306 Melbourne Road, Blairgowrie Vic 3942

### Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,490,000

Property Type House

Suburb Blairgowrie

Period - From 01/04/2025

to

31/03/2026

Source REIV

### 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 six 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 23 Caxton St BLAIRGOWRIE 3942  | \$1,530,000 | 27/03/2026   |
| 2 | 88 William Rd BLAIRGOWRIE 3942 | \$1,525,000 | 29/01/2026   |
| 3 | 26 Lever Av BLAIRGOWRIE 3942   | \$1,650,000 | 11/01/2026   |

**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 six months.~~

This Statement of Information was prepared on:

09/06/2026 08:43



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
Year ending March 2026: \$1,490,000

## Comparable Properties



**23 Caxton St BLAIRGOWRIE 3942 (REI)**

**Agent Comments**



**Price:** \$1,530,000  
**Method:** Private Sale  
**Date:** 27/03/2026  
**Property Type:** House  
**Land Size:** 911 sqm approx



**88 William Rd BLAIRGOWRIE 3942 (REI/VG)**

**Agent Comments**



**Price:** \$1,525,000  
**Method:** Private Sale  
**Date:** 29/01/2026  
**Property Type:** House  
**Land Size:** 950 sqm approx



**26 Lever Av BLAIRGOWRIE 3942 (REI/VG)**

**Agent Comments**



**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 11/01/2026  
**Property Type:** House (Res)  
**Land Size:** 764 sqm approx

**Account - Jellis Craig** | P: 03 5984 0999 | F: 03 5984 0522