

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

72 Lansdowne Street, Blairgowrie VIC 3942

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$4,250,000

&

\$4,500,000

Median sale price

Median price

\$1,400,500

Property Type

House

Suburb

Blairgowrie

Period - From

24/08/2025

to

23/02/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
2927 Point Nepean Rd, Blairgowrie Vic	\$4,650,000	19/11/2025
7 Macfarlan Av, Blairgowrie Vic	\$4,050,000	24/10/2025

This Statement of Information was prepared on:

24/02/2026