

## 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

34 MELIBEE 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

\$1,975,000

&

\$2,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Apr 2025

to

31 Mar 2026

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

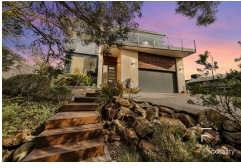
Date of sale

37 LANSLOWNE STREET BLAIRGOWRIE VIC 3942	\$2,005,000	22-Nov-25
30 MAXWELL STREET BLAIRGOWRIE VIC 3942	\$2,000,000	29-Oct-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: 22 April 2026



**37 LANSDOWNE STREET  
BLAIRGOWRIE VIC 3942**

4 2 2

Sold Price **\$2,005,000** Sold Date **22-Nov-25**

Distance **0.63km**



**30 MAXWELL STREET  
BLAIRGOWRIE VIC 3942**

3 2 2

Sold Price **\$2,000,000** Sold Date **29-Oct-25**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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