

## 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

2 DEVON AVENUE 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		or range between	\$849,000	&	\$933,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,400,000	Property type	House	Suburb	Blairgowrie
Period-from	01 Jan 2025	to	31 Dec 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
39 HILLTOP AVENUE BLAIRGOWRIE VIC 3942	\$981,000	24-Dec-25
53 LANSDOWNE STREET BLAIRGOWRIE VIC 3942	\$930,000	27-Nov-25
5 DARWIN STREET BLAIRGOWRIE VIC 3942	\$810,000	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: 19 January 2026



**39 HILLTOP AVENUE**  
**BLAIGOWRIE VIC 3942**

3 1 2

Sold Price **RS \$981,000** Sold Date **24-Dec-25**

Distance **1.33km**



**53 LANSDOWNE STREET**  
**BLAIGOWRIE VIC 3942**

2 1 2

Sold Price **RS \$930,000** Sold Date **27-Nov-25**

Distance **0.56km**



**5 DARWIN STREET BLAIGOWRIE** Sold Price **\$810,000** Sold Date **29-Oct-25**  
**VIC 3942**

3 1 -

Distance **1.32km**

**RS** = Recent sale **UN** = Undisclosed Sale

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