

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

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 LANSLOWNE 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.

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Tim Bradler

P 03 5988 9095

M 0400 312 412

E tim.bradler@belleproperty.com



39 HILLTOP AVENUE

BLAIRGOWRIE VIC 3942

3

1

2

Sold Price

RS\$981,000

Sold Date

24-Dec-25

Distance

1.33km



53 LANSDOWNE STREET

BLAIRGOWRIE VIC 3942

2

1

2

Sold Price

RS\$930,000

Sold Date

27-Nov-25

Distance

0.56km



5 DARWIN STREET BLAIRGOWRIE

VIC 3942

3

1

-

Sold Price

\$810,000

Sold Date

29-Oct-25

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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