

# 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

25 Morris Street, Blairgowrie, VIC 3942

### Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

### Median sale price

Median price

\$1,362,500

Property Type

House

Suburb

Blairgowrie

Period - From

11/06/2024

to

10/12/2024

Source

pdol

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

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	31 Dana Av, Blairgowrie Vic	\$1,600,000	02/10/2024
2	37 Melibee St, Blairgowrie Vic	\$1,490,000	30/08/2024
3	20 Maxwell St, Blairgowrie Vic	\$1,375,000	12/10/2024

This Statement of Information was prepared on:

11/12/2024