

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 MORRIS STREET 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

\$1,050,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Jul 2024

to

30 Jun 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

4 LELAND STREET BLAIRGOWRIE VIC 3942	\$1,050,000	20-Mar-25
30 HAWAII COURT RYE VIC 3941	\$1,005,000	17-Mar-25
15 MACKIE COURT BLAIRGOWRIE VIC 3942	\$1,250,000	14-Feb-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: 29 July 2025



**4 LELAND STREET BLAIRGOWRIE
VIC 3942**

 3  2  1

Sold Price

\$1,050,000

Sold Date

20-Mar-25

Distance

0.49km



30 HAWAII COURT RYE VIC 3941

 3  2  1

Sold Price

\$1,005,000

Sold Date

17-Mar-25

Distance

0.94km



**15 MACKIE COURT BLAIRGOWRIE
VIC 3942**

 3  2  1

Sold Price

^{RS} **\$1,250,000**

Sold Date

14-Feb-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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