

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

1 MACDOUGALL 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

\$2,300,000

&

\$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,368,750

Property type

House

Suburb

Blairgowrie

Period-from

01 Sep 2024

to

31 Aug 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

54 RITCHIE AVENUE BLAIRGOWRIE VIC 3942	\$2,300,000	24-Apr-25
26 CANTERBURY JETTY ROAD BLAIRGOWRIE VIC 3942	\$2,750,000	18-Jun-25
7 DERRICK STREET BLAIRGOWRIE VIC 3942	\$2,500,000	01-Jul-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: 16 September 2025



**54 RITCHIE AVENUE
BLAIRGOWRIE VIC 3942**

 3  2  2

Sold Price **\$2,300,000** Sold Date **24-Apr-25**

Distance **1.87km**



**26 CANTERBURY JETTY ROAD
BLAIRGOWRIE VIC 3942**

 3  3  2

Sold Price **\$2,750,000** Sold Date **18-Jun-25**

Distance **2.24km**



**7 DERRICK STREET BLAIRGOWRIE
VIC 3942**

 5  3  2

Sold Price **\$2,500,000** Sold Date **01-Jul-25**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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