

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

8 BENJAMIN PARADE 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,430,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Mar 2025

to

28 Feb 2026

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

3 FAWKNER AVENUE BLAIRGOWRIE VIC 3942	\$1,375,000	09-Sep-25
28 ELLESMERE STREET BLAIRGOWRIE VIC 3942	\$1,300,000	11-Sep-25
13 MACKIE COURT BLAIRGOWRIE VIC 3942	\$1,575,000	05-Dec-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: 02 March 2026

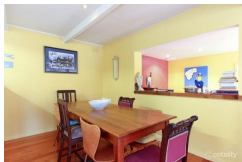


3 FAWKNER AVENUE BLAIRGOWRIE VIC 3942

4 2 1

Sold Price **\$1,375,000** Sold Date **09-Sep-25**

Distance **0.53km**



28 ELLESMERE STREET BLAIRGOWRIE VIC 3942

4 3 3

Sold Price **\$1,300,000** Sold Date **11-Sep-25**

Distance **0.26km**



13 MACKIE COURT BLAIRGOWRIE VIC 3942

3 2 2

Sold Price **\$1,575,000** Sold Date **05-Dec-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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