

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 Geoffrey Street, Blairgowrie Vic 3942

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,800,000

Median sale price

Median price

\$1,490,000

Property Type

House

Suburb

Blairgowrie

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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 six 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
1	7 Hilary Av RYE 3941	\$1,800,000	18/03/2026
2	44 Harleian St BLAIRGOWRIE 3942	\$1,800,000	27/11/2025
3	13 Hackworth Rd RYE 3941	\$1,854,000	14/10/2025

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 six months.~~

This Statement of Information was prepared on:

10/04/2026 12:27



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1117 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000
Median House Price
March quarter 2026: \$1,490,000

Comparable Properties



7 Hilary Av RYE 3941 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 1321 sqm approx



44 Harleian St BLAIRGOWRIE 3942 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 616 sqm approx



13 Hackworth Rd RYE 3941 (REI/VG)

Agent Comments



Price: \$1,854,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 724 sqm approx