

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

17 Ridley Street, Blairgowrie Vic 3942

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,470,000

Property Type House

Suburb Blairgowrie

Period - From 01/07/2025

to

30/06/2026

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 Ti Tree Av BLAIRGOWRIE 3942	\$1,365,000	12/06/2026
2	2 Caxton St BLAIRGOWRIE 3942	\$1,400,000	04/06/2026
3	6 Adelaide St BLAIRGOWRIE 3942	\$1,400,000	01/04/2026

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:

17/07/2026 12:47



Property Type:
Divorce/Estate/Family Transfers
Land Size: 772 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending June 2026: \$1,470,000

Comparable Properties



7 Ti Tree Av BLAIRGOWRIE 3942 (REI)

Agent Comments



Price: \$1,365,000
Method: Private Sale
Date: 12/06/2026
Property Type: House (Res)
Land Size: 1756 sqm approx



2 Caxton St BLAIRGOWRIE 3942 (REI)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 04/06/2026
Property Type: House
Land Size: 588 sqm approx



6 Adelaide St BLAIRGOWRIE 3942 (VG)

Agent Comments



Price: \$1,400,000
Method: Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 832 sqm approx

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