

## 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

3 BROOKS AVENUE BLAIRGOWRIE VIC 3942

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,380,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,382,500

Property type

House

Suburb

Blairgowrie

Period-from

01 Sep 2025

to

31 Aug 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

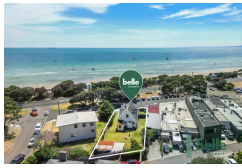
Date of sale

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 2851 POINT NEPEAN ROAD BLAIRGOWRIE VIC 3942 | \$1,310,000 | 29-Jun-26 |
| 6 ADELAIDE STREET BLAIRGOWRIE VIC 3942      | \$1,400,000 | 01-Apr-26 |
| 12 WILSON ROAD BLAIRGOWRIE VIC 3942         | \$1,450,000 | 18-Mar-26 |

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 2026



## 2851 POINT NEPEAN ROAD BLAIRGOWRIE VIC 3942

3 1 -

Sold Price <sup>RS</sup> **\$1,310,000** Sold Date **29-Jun-26**

Distance **0.35km**

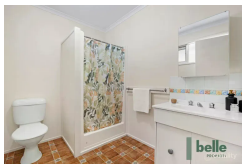


## 6 ADELAIDE STREET BLAIRGOWRIE VIC 3942

4 3 3

Sold Price **\$1,400,000** Sold Date **01-Apr-26**

Distance **0.36km**



## 12 WILSON ROAD BLAIRGOWRIE VIC 3942

3 2 2

Sold Price **\$1,450,000** Sold Date **18-Mar-26**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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