

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 Olive Street, Blairgowrie Vic 3942

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$1,400,500

Property Type

House

Suburb

Blairgowrie

Period - From

01/01/2025

to

31/12/2025

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	4 Scott Wynd BLAIRGOWRIE 3942	\$1,811,000	03/02/2026
2	19 St Johns Wood Rd BLAIRGOWRIE 3942	\$1,730,000	06/12/2025
3			

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:

31/03/2026 10:24



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Property Type: House (Res)
Land Size: 1379 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000
Median House Price
Year ending December 2025: \$1,400,500

Comparable Properties



4 Scott Wynd BLAIRGOWRIE 3942 (REI)

Agent Comments

3 1 4

Price: \$1,811,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 1009 sqm approx



19 St Johns Wood Rd BLAIRGOWRIE 3942 (REI/VG)

Agent Comments

4 2 3

Price: \$1,730,000
Method: Private Sale
Date: 06/12/2025
Property Type: House
Land Size: 777 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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