

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

58 Dana Avenue, Blairgowrie Vic 3942

Indicative selling price

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

Range between \$860,000

&

\$930,000

Median sale price

Median price \$900,000

Property Type Vacant land

Suburb Blairgowrie

Period - From 23/03/2025

to

22/03/2026

Source Property Data

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	34 Ritchie Av BLAIRGOWRIE 3942	\$900,000	14/11/2025
2			
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:

23/03/2026 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$860,000 - \$930,000
Median Land Price
23/03/2025 - 22/03/2026: \$900,000

Comparable Properties



34 Ritchie Av BLAIRGOWRIE 3942 (VG)

Agent Comments



Price: \$900,000
Method: Sale
Date: 14/11/2025
Property Type: Land
Land Size: 650 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.