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	20 Knox Road, Blairgowrie Vic 3942

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	37 Hilltop Av BLAIRGOWRIE 3942	$1,150,000	11/12/2025
2	12 Tibir St BLAIRGOWRIE 3942	$1,430,000	21/11/2025
3	15 Kirwood St BLAIRGOWRIE 3942	$1,520,000	09/10/2025

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: 10/03/2026 13:36

20 Knox Road, Blairgowrie Vic 3942

JellisCraig



3 2 0

Property Type: House
Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending December 2025: $1,400,500

Comparable Properties



37 Hilltop Av BLAIRGOWRIE 3942 (REI)

2 1 1

Price: $1,150,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 711 sqm approx

Agent Comments



12 Tibir St BLAIRGOWRIE 3942 (REI/VG)

4 2 2

Price: $1,430,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 905 sqm approx

Agent Comments



15 Kirwood St BLAIRGOWRIE 3942 (REI/VG)

4 2 2

Price: $1,520,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 1379 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522

REIV THE DIFFERENCE

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