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	8 GODFREY STREET BLAIRGOWRIE VIC 3942

Indicative selling price

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

~~Single Price~~		or range between	$1,695,000	&	$1,860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,368,750	Property type	House	Suburb	Blairgowrie
Period-from	01 Sep 2024	to	31 Aug 2025	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
6 GODWIN STREET BLAIRGOWRIE VIC 3942	$1,700,000	22-Mar-25
3 WOODLAND CLOSE BLAIRGOWRIE VIC 3942	$1,735,000	30-May-25
66 SEAVIEW STREET BLAIRGOWRIE VIC 3942	$1,825,000	07-Apr-25

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: 10 September 2025

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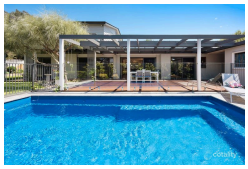
6 GODWIN STREET BLAIRGOWRIE VIC 3942

4 2 2

Sold Price **$1,700,000** Sold Date **22-Mar-25**

Distance **1.18km**

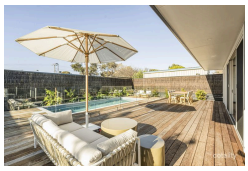


3 WOODLAND CLOSE BLAIRGOWRIE VIC 3942

3 3 2

Sold Price **$1,735,000** Sold Date **30-May-25**

Distance **1.38km**



66 SEAVIEW STREET BLAIRGOWRIE VIC 3942

4 2 2

Sold Price **$1,825,000** Sold Date **07-Apr-25**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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