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 Prince Street, Blairgowrie Vic 3942

Indicative selling price

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

Range between $1,695,000 & $1,850,500

Median sale price

Median price $1,490,000 Property Type House Suburb Blairgowrie

Period - From 01/04/2025 to 31/03/2026 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	26 Lever Av BLAIRGOWRIE 3942	$1,650,000	11/01/2026
2	19 St Johns Wood Rd BLAIRGOWRIE 3942	$1,730,000	06/12/2025
3	44 Harleian St BLAIRGOWRIE 3942	$1,800,000	27/11/2025

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: 15/04/2026 13:43

8 Prince Street, Blairgowrie Vic 3942

JellisCraig



5 3 2

Property Type: House (Previously Occupied - Detached)
Land Size: 866 sqm approx

Agent Comments

Indicative Selling Price
$1,695,000 - $1,850,500
Median House Price
Year ending March 2026: $1,490,000

Comparable Properties



26 Lever Av BLAIRGOWRIE 3942 (REI)

4 2 2

Price: $1,650,000
Method: Private Sale
Date: 11/01/2026
Property Type: House (Res)
Land Size: 764 sqm approx

Agent Comments



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

4 2 3

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

Agent Comments



44 Harleian St BLAIRGOWRIE 3942 (REI/VG)

4 3 2

Price: $1,800,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 616 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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