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	1 Macfarlan Avenue, Blairgowrie Vic 3942

Indicative selling price

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

Single price $1,650,000

Median sale price

Median price $1,365,000 Property Type House Suburb Blairgowrie

Period - From 01/07/2025 to 30/09/2025 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	3 Woodland Cl BLAIRGOWRIE 3942	$1,735,000	13/06/2025
2	40 Murray St RYE 3941	$1,650,000	04/06/2025
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: 15/10/2025 17:18

1 Macfarlan Avenue, Blairgowrie Vic 3942



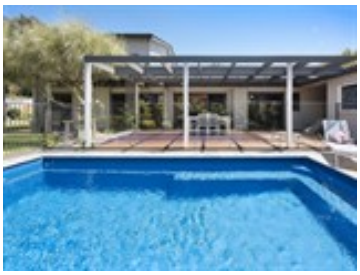
3 2 3

Property Type: House
Land Size: 815 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000
Median House Price
September quarter 2025: $1,365,000

Comparable Properties



3 Woodland Cl BLAIRGOWRIE 3942 (REI/VG)

3 3 4

Price: $1,735,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 786 sqm approx

Agent Comments



40 Murray St RYE 3941 (REI/VG)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 613 sqm approx

Agent Comments

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 - RT Edgar | P: 03 9826 1000

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