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	30 Summoner Street, Blairgowrie Vic 3942

Indicative selling price

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

Range between $1,295,000 & $1,420,000

Median sale price

Median price $1,350,000 Property Type House Suburb Blairgowrie

Period - From 01/01/2024 to 31/12/2024 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	36 Hughes Rd SORRENTO 3943	$1,450,000	27/11/2024
2	10 Archer St BLAIRGOWRIE 3942	$1,500,000	13/11/2024
3	6 Patricia Av BLAIRGOWRIE 3942	$1,500,000	05/11/2024

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: 07/03/2025 15:40

30 Summoner Street, Blairgowrie Vic 3942



3 2 4

Property Type: House
Land Size: 966 sqm approx

Agent Comments

Indicative Selling Price
$1,295,000 - $1,420,000
Median House Price
Year ending December 2024: $1,350,000

Comparable Properties



36 Hughes Rd SORRENTO 3943 (REI/VG)

3 2 -

Price: $1,450,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size: 697 sqm approx

Agent Comments



10 Archer St BLAIRGOWRIE 3942 (REI)

3 2 2

Price: $1,500,000
Method: Private Sale
Date: 13/11/2024
Property Type: House (Res)
Land Size: 922 sqm approx

Agent Comments



6 Patricia Av BLAIRGOWRIE 3942 (REI/VG)

3 2 3

Price: $1,500,000
Method: Private Sale
Date: 05/11/2024
Property Type: House (Res)
Land Size: 1042 sqm approx

Agent Comments

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

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