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 EAGLE COURT BLIND BIGHT VIC 3980

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	$720,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$722,500	Property type	House	Suburb	Blind Bight
Period-from	01 Oct 2024	to	30 Sep 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
7 FISHERMANS DRIVE BLIND BIGHT VIC 3980	$750,000	11-Sep-25
11 HARBOUR WAY BLIND BIGHT VIC 3980	$750,000	29-May-25
94 WARNEET ROAD BLIND BIGHT VIC 3980	$750,000	08-Sep-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: 08 October 2025

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7 FISHERMANS DRIVE BLIND BIGHT VIC 3980

3 2 2

Sold Price RS $750,000 Sold Date 11-Sep-25

Distance 0.61km



11 HARBOUR WAY BLIND BIGHT VIC 3980

3 2 4

Sold Price $750,000 Sold Date 29-May-25

Distance 0.57km



94 WARNEET ROAD BLIND BIGHT VIC 3980

3 2 4

Sold Price RS $750,000 Sold Date 08-Sep-25

Distance 0.54km

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

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