

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

6 HENRY 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Blairgowrie

Period-from

01 Jun 2025

to

31 May 2026

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

2 AGNES AVENUE BLAIRGOWRIE VIC 3942	\$1,120,000	06-Apr-26
16 BENJAMIN PARADE BLAIRGOWRIE VIC 3942	\$1,540,000	23-Feb-26
4 SCOTT WYND BLAIRGOWRIE VIC 3942	\$1,811,000	30-Jan-26

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: 05 June 2026


**2 AGNES AVENUE BLAIRGOWRIE
VIC 3942**
 4  2  2

Sold Price

^{RS}
\$1,120,000

Sold Date

06-Apr-26

Distance

0.28km

**16 BENJAMIN PARADE
BLAIRGOWRIE VIC 3942**
 4  2  2

Sold Price

\$1,540,000

Sold Date

23-Feb-26

Distance

1.01km

**4 SCOTT WYND BLAIRGOWRIE
VIC 3942**
 3  1  4

Sold Price

\$1,811,000

Sold Date

30-Jan-26

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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