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<br>Including suburb and postcode | 27A BLANCHE STREET ARDEER VIC 3022 |

## 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 | $670,000 | & | $720,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $699,500 | Property type | Other | Suburb | Ardeer |
| Period-from | 01 Feb 2025 | to | 31 Jan 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 |
|---|---|---|
| 1A WEST STREET ARDEER VIC 3022 | $671,000 | 07-Oct-25 |
| 248 FORREST STREET ARDEER VIC 3022 | $705,000 | 06-Oct-25 |
| 1/94 MCLAUGHLIN STREET ARDEER VIC 3022 | $720,000 | 18-Aug-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.~~

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**1A WEST STREET ARDEER VIC 3022**

3 1 1

Sold Price **$671,000** Sold Date **07-Oct-25**

Distance **0.75km**

**248 FORREST STREET ARDEER VIC 3022**

3 1 1

Sold Price **$705,000** Sold Date **06-Oct-25**

Distance **0.59km**

**1/94 MCLAUGHLIN STREET ARDEER VIC 3022**

2 3 -

Sold Price **$720,000** Sold Date **18-Aug-25**

Distance **0.41km**

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

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