

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

90 Henrys Road, Glenlyon Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$999,999 & \$1,030,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Glenlyon

Period - From 25/06/2025 to 24/06/2026 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	259 Back Glenlyon Rd GLENLYON 3461	\$3,800,000	01/05/2026
2	1215 Daylesford Malmsbury Rd DENVER 3461	\$1,850,000	03/09/2025
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 25/06/2026 13:42



4   
 2   
 4

**Property Type:** House  
**Land Size:** 286113.002 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$999,999 - \$1,030,000  
**Median House Price**  
 25/06/2025 - 24/06/2026: \$1,200,000

## Comparable Properties



259 Back Glenlyon Rd GLENLYON 3461 (REI)

Agent Comments

3   
 3   
 5

**Price:** \$3,800,000  
**Method:** Private Sale  
**Date:** 01/05/2026  
**Property Type:** House  
**Land Size:** 284000 sqm approx



1215 Daylesford Malmsbury Rd DENVER 3461 (REI)

Agent Comments

3   
 2   
 5

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 03/09/2025  
**Property Type:** House  
**Land Size:** 132600 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.