

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

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It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

LOT 80 GRAFTON STREET, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price: \$299,000

Median sale price

Median price

\$276,500

Property type

Other

Suburb

GLENGARRY

Period

01 July 2024 to 30 June 2025

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025
62 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$279,000	24/01/2025
4 CHATSWOOD CL, GLENGARRY, VIC 3854	\$280,000	10/12/2024

This Statement of Information was prepared on:

04/08/2025

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Property offered for sale

Address
Including suburb and
postcode

LOT 81 GRAFTON STREET, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price: \$299,000

Median sale price

Median price \$276,500

Property type

Other

Suburb

GLENGARRY

Period 01 July 2024 to 30 June 2025

Source



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Property offered for sale

Address
Including suburb and
postcode

LOT 82 GRAFTON STREET, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price: \$315,000

Median sale price

Median price

\$276,500

Property type

Other

Suburb

GLENGARRY

Period

01 July 2024 to 30 June 2025

Source

 pricefinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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Property offered for sale

Address
Including suburb and
postcode

LOT 84 GRAFTON STREET, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$320,000

Median sale price

Median price

\$276,500

Property type

Other

Suburb

GLENGARRY

Period

01 July 2024 to 30 June 2025

Source

 pricefinder

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Property offered for sale

Address
Including suburb and
postcode

LOT 85 GRAFTON STREET, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price: \$299,000

Median sale price

Median price

\$276,500

Property type

Other

Suburb

GLENGARRY

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025
62 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$279,000	24/01/2025
4 CHATSWOOD CL, GLENGARRY, VIC 3854	\$280,000	10/12/2024

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Address
Including suburb and
postcode

LOT 86 GRAFTON STREET, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price: \$310,000

Median sale price

Median price

\$276,500

Property type

Other

Suburb

GLENGARRY

Period

01 July 2024 to 30 June 2025

Source



Comparable property sales

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Address of comparable property

Price

Date of sale

4 CHATSWOOD CL, GLENGARRY, VIC 3854	\$280,000	10/12/2024
35 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$282,500	16/06/2025
2 TRINITY ST, GLENGARRY, VIC 3854	\$280,000	02/09/2024

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Single Price: \$299,000

Median sale price

Median price

\$276,500

Property type

Other

Suburb

GLENGARRY

Period

01 July 2024 to 30 June 2025

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 pricefinder

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Single Price: \$299,000

Median sale price

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Property type

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Suburb

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postcode

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Indicative selling price

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Single Price: \$299,000

Median sale price

Median price \$276,500

Property type

Other

Suburb

GLENGARRY

Period 01 July 2024 to 30 June 2025

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postcode

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Single Price: \$299,000

Median sale price

Median price

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Property type

Other

Suburb

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Property offered for sale

Address
Including suburb and
postcode

LOT 91 GRAFTON STREET, GLENGARRY, VIC 3854

Indicative selling price

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Single Price: \$299,000

Median sale price

Median price \$276,500

Property type

Other

Suburb

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Property offered for sale

Address
Including suburb and
postcode

LOT 104 INGLEWOOD WAY, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price: \$320,000

Median sale price

Median price \$276,500

Property type

Vacant Land

Suburb

GLENGARRY

Period 01 July 2024 to 30 June 2025

Source

 pricefinder

Comparable property sales

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Property offered for sale

Address
Including suburb and
postcode

LOT 107 INGLEWOOD WAY, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price: \$328,000

Median sale price

Median price \$276,500

Property type

Vacant Land

Suburb

GLENGARRY

Period 01 July 2024 to 30 June 2025

Source

 pricefinder

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Property offered for sale

Address
Including suburb and
postcode

LOT 105 INGLEWOOD WAY, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price: \$320,000

Median sale price

Median price \$276,500

Property type

Vacant Land

Suburb

GLENGARRY

Period 01 July 2024 to 30 June 2025

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