

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 61 Walls Road, Glenburn Vic 3717
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,035,000 Property Type House Suburb Glenburn

Period - From 03/02/2024 to 02/02/2025 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	41 Joyces Rd GLENBURN 3717	\$1,400,000	14/03/2024
2	3684 Melba Hwy GLENBURN 3717	\$1,380,000	20/10/2023
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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: 03/02/2025 15:44



Property Type: Hobby Farm < 20 ha

Land Size: 66300 sqm approx

Agent Comments

Comparable Properties



41 Joyces Rd GLENBURN 3717 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 14/03/2024

Property Type: Lifestyle Property (Rur)

Land Size: 62300 sqm approx



3684 Melba Hwy GLENBURN 3717 (REI)

Agent Comments



Price: \$1,380,000

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 259300 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.