

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

56 Highfield Drive, Longford Vic 3851

Indicative selling price

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

Single price \$830,000

Median sale price

Median price \$750,000

Property Type House

Suburb Longford

Period - From 30/01/2024

to 29/01/2025

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 18 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	109 Mccoll Dr LONGFORD 3851	\$835,000	16/07/2024
2	35 Hampton Ct LONGFORD 3851	\$830,000	22/11/2024
3	16 Ibis Way LONGFORD 3851	\$810,000	29/11/2023

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 18 months.~~

This Statement of Information was prepared on:

30/01/2025 15:12



4 2 2

Property Type: House
Land Size: 13500 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$830,000
Median House Price
30/01/2024 - 29/01/2025: \$750,000

Comparable Properties

109 Mccoll Dr LONGFORD 3851 (REI)

[Agent Comments](#)

4 2 4

Price: \$835,000
Method:
Date: 16/07/2024
Property Type: House



35 Hampton Ct LONGFORD 3851 (REI/VG)

[Agent Comments](#)

4 2 8

Price: \$830,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 30222 sqm approx



16 Ibis Way LONGFORD 3851 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$810,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 10845.58 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690