

# 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

44 Cumming Drive, Longford Vic 3851

### Indicative selling price

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

Single price \$890,000

### Median sale price

Median price \$750,000

Property Type House

Suburb Longford

Period - From 01/10/2023

to 30/09/2024

Source REIV

### 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	20 Hampton Ct LONGFORD 3851	\$879,000	13/09/2024
2	49 Abels Rd LONGFORD 3851	\$840,000	09/08/2024
3	109 McColl Dr LONGFORD 3851	\$835,000	16/07/2024

**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:

09/01/2025 11:17

Brett Glover  
5144 4333  
0408 384 147  
brettg@chalmer.com

**Indicative Selling Price**  
\$890,000

**Median House Price**  
Year ending September 2024: \$750,000



**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 9674 sqm approx  
[Agent Comments](#)

## Comparable Properties



**20 Hampton Ct LONGFORD 3851 (REI/VG)**

[Agent Comments](#)

3 2 8

**Price:** \$879,000  
**Method:** Private Sale  
**Date:** 13/09/2024  
**Property Type:** House  
**Land Size:** 10560 sqm approx



**49 Abels Rd LONGFORD 3851 (REI/VG)**

[Agent Comments](#)

4 2 4

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 09/08/2024  
**Property Type:** House  
**Land Size:** 47550 sqm approx



**109 McColl Dr LONGFORD 3851 (REI/VG)**

[Agent Comments](#)

4 2 4

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 16/07/2024  
**Property Type:** House  
**Land Size:** 5778 sqm approx

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