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	115 Fanning 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

Median sale price

Median price	\$970,000	Pro	perty Type	House		Suburb	Glenburn
Period - From	28/03/2024	to	27/03/2025		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	100 Foxhaven Ct YEA 3717	\$1,090,000	25/09/2024
2	8 Old Spring Valley Rd FLOWERDALE 3717	\$1,270,000	11/04/2024
3	3822 Whittlesea Yea Rd FLOWERDALE 3717	\$950,000	19/01/2024

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:	28/03/2025 10:28









Property Type: House Land Size: 377190 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** 28/03/2024 - 27/03/2025: \$970,000

Comparable Properties



100 Foxhaven Ct YEA 3717 (REI/VG)



Price: \$1,090,000 Method: Private Sale Date: 25/09/2024

Property Type: Lifestyle Property (Rur) Land Size: 200100 sqm approx

Agent Comments



8 Old Spring Valley Rd FLOWERDALE 3717 (REI/VG)





Agent Comments

Price: \$1,270,000 Method: Private Sale Date: 11/04/2024

Property Type: House (Res) Land Size: 428967.16 sqm approx

3822 Whittlesea Yea Rd FLOWERDALE 3717 (REI/VG)







Agent Comments



Price: \$950,000 Method: Private Sale Date: 19/01/2024 Property Type: House

Land Size: 68796.60 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888





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