

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

115 Fanning Road, Glenburn Vic 3717

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$970,000

Property 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



1 1 1

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)

Agent Comments

3 2 4

Price: \$1,090,000
Method: Private Sale
Date: 25/09/2024
Property Type: Lifestyle Property (Rur)
Land Size: 200100 sqm approx



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

Agent Comments

6 2 2

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

4 1 5

Price: \$950,000
Method: Private Sale
Date: 19/01/2024
Property Type: House
Land Size: 68796.60 sqm approx