Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

13 Valencia Way, Glomar Beach Vic 3851

Indicative selling price

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

Single price \$485,000

Median sale price*

| Median price | Pro | operty Type | | | Suburb | Glomar Beach |
|---------------|-----|-------------|------|------|--------|--------------|
| Period - From | to | |] So | urce | | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 3-5 Maffra St THE HONEYSUCKLES 3851 | \$453,000 | 05/04/2025 |
| 2 | 41 Brennans Rd LONGFORD 3851 | \$500,000 | 04/03/2025 |
| 3 | 32 Bearup St SEASPRAY 3851 | \$500,000 | 19/11/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/05/2025 16:27

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



13 Valencia Way, Glomar Beach Vic 3851

Chalmer





Property Type: House Land Size: 2647 sqm approx Agent Comments Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$485,000 No median price available

Comparable Properties

| | 3-5 Maffra St THE HONEYSUCKLES 3851 (REI) 3 1 1 1 Price: \$453,000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 1345 sqm approx | Agent Comments |
|----------------|--|----------------|
| UNDER CONTRACT | 41 Brennans Rd LONGFORD 3851 (REI/VG) 1 1 1 1 1 1 1 Price: \$500,000 Method: Private Sale Date: 04/03/2025 Property Type: House Land Size: 12140.58 sqm approx | Agent Comments |
| | 32 Bearup St SEASPRAY 3851 (REI/VG) 3 1 1 1 Price: \$500,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 455 sqm approx | Agent Comments |

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



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