

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

Property Type

Suburb

Glomar Beach

Period - From

to

Source

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.

	Address 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.



3 1 3

Property Type: House
Land Size: 2647 sqm approx
Agent Comments

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

Comparable Properties



3-5 Maffra St THE HONEYSUCKLES 3851 (REI)

Agent Comments

3 1 1

Price: \$453,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 1345 sqm approx



41 Brennans Rd LONGFORD 3851 (REI/VG)

Agent Comments

1 1 1

Price: \$500,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 12140.58 sqm approx



32 Bearup St SEASPRAY 3851 (REI/VG)

Agent Comments

3 1 1

Price: \$500,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 455 sqm approx

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