

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 and
postcode

37 BEACONSFIELD PARADE GLENROWAN VIC 3675

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

House

Suburb

Glenrowan

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

46 HILL STREET GLENROWAN VIC 3675	\$257,000	29-Aug-25
93 MISTLETOE LANE GLENROWAN VIC 3675	\$250,000	25-Mar-25
30 WOOLSHED ROAD GLENROWAN VIC 3675	\$238,000	11-Jun-24

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: 22 October 2025

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46 HILL STREET GLENROWAN VIC 3675

Sold Price

RS

\$257,000

Sold Date

29-Aug-25



-



-



-

Distance

0.65km



93 MISTLETOE LANE GLENROWAN VIC 3675

Sold Price

\$250,000

Sold Date

25-Mar-25



-



-



-

Distance

3.88km



**30 WOOLSHED ROAD
GLENROWAN VIC 3675**

Sold Price

\$238,000

Sold Date

11-Jun-24



1



1



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Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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