

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

39 Boyle Road, Longford Vic 3851

Indicative selling price

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

Single price

\$987,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Longford

Period - From

01/07/2025

to

30/06/2026

Source

REIV

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 eighteen 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	49d Boggy Creek Rd LONGFORD 3851	\$980,000	14/01/2026
2	17 Brewer Ct LONGFORD 3851	\$970,000	22/05/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

04/08/2026 10:07



Property Type:

Agent Comments

Comparable Properties



49d Boggy Creek Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 7923 sqm approx



17 Brewer Ct LONGFORD 3851 (VG)

Agent Comments



Price: \$970,000

Method: Sale

Date: 22/05/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 8019 sqm approx

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 eighteen months.

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