

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

3982 Melba Highway, Glenburn Vic 3717

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,070,000 Property Type House Suburb Glenburn

Period - From 04/09/2024 to 03/09/2025 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 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	2941 Healesville Kinglake Rd KINGLAKE 3763	\$1,000,000	29/11/2024
2	38 Steuarts Rd GLENBURN 3717	\$970,000	22/04/2024
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: 04/09/2025 15:57

William Verhagen
03 5786 2033
0437 371 969

william@integrityrealestate.com.au

Indicative Selling Price
\$950,000 - \$1,000,000

Median House Price

04/09/2024 - 03/09/2025: \$1,070,000



3 2 2

Property Type: House
Land Size: 60653 sqm approx
Agent Comments

Comparable Properties



2941 Healesville Kinglake Rd KINGLAKE 3763 (VG)

Agent Comments

5 - -

Price: \$1,000,000
Method: Sale
Date: 29/11/2024
Property Type: Misc Improvements Rural (no dwelling)
Land Size: 41500 sqm approx



38 Steuarts Rd GLENBURN 3717 (REI/VG)

Agent Comments

3 2 2

Price: \$970,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 20234.30 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.