

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

45 Highfield Drive, Longford Vic 3851

Indicative selling price

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

Single price

\$975,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Longford

Period - From

01/07/2024

to

30/06/2025

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 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
1	59 Highfield Dr LONGFORD 3851	\$1,025,000	23/06/2025
2	17 Brewer Ct LONGFORD 3851	\$970,000	22/05/2025
3	46b Ibis Way LONGFORD 3851	\$960,000	17/12/2024

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:

24/07/2025 09:59

45 Highfield Drive, Longford Vic 3851

Chalmer

Bel Bateson

03 51444333

0412 366 444

belindab@chalmer.com.au

Indicative Selling Price

\$975,000

Median House Price

Year ending June 2025: \$820,000



 3  2  3

Rooms: 7

Property Type: House

Land Size: 9970 sqm approx

Agent Comments

Comparable Properties



59 Highfield Dr LONGFORD 3851 (REI)

Agent Comments

 4  2  8

Price: \$1,025,000

Method: Private Sale

Date: 23/06/2025

Property Type: House

Land Size: 8000 sqm approx



17 Brewer Ct LONGFORD 3851 (VG)

Agent Comments

 4  -  -

Price: \$970,000

Method: Sale

Date: 22/05/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 8019 sqm approx



46b Ibis Way LONGFORD 3851 (VG)

Agent Comments

 4  -  -

Price: \$960,000

Method: Sale

Date: 17/12/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7998 sqm approx

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



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