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	72 Clancys Road, Longford Vic 3851

Indicative selling price

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

Range between $690,000 & $719,000

Median sale price

Median price $810,000 Property Type House Suburb Longford

Period - From 16/08/2024 to 15/08/2025 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 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	19 Highfield Dr LONGFORD 3851	$670,000	31/07/2025
2	100 Gerrand Dr LONGFORD 3851	$730,000	02/05/2024
3	46 Gerrand Dr LONGFORD 3851	$694,000	22/03/2024

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: 16/08/2025 09:31

72 Clancys Road, Longford Vic 3851

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

3 1 4

Property Type: House
Land Size: 161899.69 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $719,000
Median House Price
16/08/2024 - 15/08/2025: $810,000

Comparable Properties

19 Highfield Dr LONGFORD 3851 (REI)

3 2 4

Price: $670,000
Method: Private Sale
Date: 31/07/2025
Property Type: House
Land Size: 8813 sqm approx

Agent Comments

100 Gerrand Dr LONGFORD 3851 (REI/VG)

3 2 7

Price: $730,000
Method: Private Sale
Date: 02/05/2024
Property Type: House
Land Size: 12500 sqm approx

Agent Comments

46 Gerrand Dr LONGFORD 3851 (REI/VG)

4 2 4

Price: $694,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 13940 sqm approx

Agent Comments

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