

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

821 Boundary Road, Briagolong Vic 3860

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$595,000

Property Type House

Suburb Briagolong

Period - From 26/07/2024

to 25/07/2025

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	84 Freestone Creek Rd BRIAGOLONG 3860	\$745,000	25/07/2024
2	287 Briagolong Stockdale Rd BRIAGOLONG 3860	\$765,000	05/04/2024
3	22d Landy La BRIAGOLONG 3860	\$740,000	13/02/2024

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:

26/07/2025 21:09

Ferg Horan

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Indicative Selling Price

\$745,000

Median House Price

26/07/2024 - 25/07/2025: \$595,000

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 30000 sqm approx

Agent Comments

Comparable Properties

**84 Freestone Creek Rd BRIAGOLONG 3860 (VG)**

Agent Comments

**Price:** \$745,000**Method:** Sale**Date:** 25/07/2024**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 15100 sqm approx**287 Briagolong Stockdale Rd BRIAGOLONG 3860 (REI/VG)**

Agent Comments

**Price:** \$765,000**Method:** Private Sale**Date:** 05/04/2024**Property Type:** Lifestyle Property (Rur)**Land Size:** 480000 sqm approx**22d Landy La BRIAGOLONG 3860 (REI/VG)**

Agent Comments

**Price:** \$740,000**Method:** Private Sale**Date:** 13/02/2024**Property Type:** House**Land Size:** 19800 sqm approx

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