

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

9A Boggy Creek Road, Longford Vic 3851

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$810,000

Property Type House

Suburb Longford

Period - From 01/10/2024

to 30/09/2025

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	4 Earls Ct LONGFORD 3851	\$1,120,000	04/07/2025
2	59 Highfield Dr LONGFORD 3851	\$1,025,000	23/06/2025
3	39 Glencoe Rd LONGFORD 3851	\$1,020,000	26/08/2024

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:

31/10/2025 12:16



Property Type: Hobby Farm < 20 ha

Land Size: 8012 sqm approx

Agent Comments

Comparable Properties



4 Earls Ct LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 04/07/2025

Property Type: House

Land Size: 11834 sqm approx



59 Highfield Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 23/06/2025

Property Type: House

Land Size: 8000 sqm approx



39 Glencoe Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 26/08/2024

Property Type: House

Land Size: 10000 sqm approx

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