



**first
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REAL ESTATE

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Statement of Information

Lot 63, 88 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

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Property offered for sale

Address
Including suburb and
postcode

LOT 63, 88 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$720,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 CHATSWOOD CL, GLENGARRY, VIC 3854	\$280,000	10/12/2024
62 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$279,000	24/01/2025
38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

This Statement of Information was prepared on:

17/04/2025



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Statement of Information

Lot 64, 86 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

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Property offered for sale

Address
Including suburb and
postcode

LOT 64, 86 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$720,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

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38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

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Lot 65, 84 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

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Statement of Information

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Property offered for sale

Address
Including suburb and
postcode

LOT 65, 84 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$720,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



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38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

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Lot 66, 82 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

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Property offered for sale

Address
Including suburb and
postcode

LOT 66, 82 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$720,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

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Lot 67, 80 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

LOT 67, 80 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$720,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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4 CHATSWOOD CL, GLENGARRY, VIC 3854	\$280,000	10/12/2024
62 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$279,000	24/01/2025
38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

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Lot 68, 78 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and
postcode

LOT 68, 78 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$290,000

Median sale price

Median price

\$720,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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Address of comparable property	Price	Date of sale
62 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$279,000	24/01/2025
38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025
49 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$265,000	15/01/2025

This Statement of Information was prepared on:

17/04/2025



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Statement of Information

Lot 71, 72 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and
postcode

LOT 71, 72 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$720,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025
4 CHATSWOOD CL, GLENGARRY, VIC 3854	\$280,000	10/12/2024

This Statement of Information was prepared on:

17/04/2025



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Statement of Information

Lot 72, 70 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

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Property offered for sale

Address
Including suburb and
postcode

LOT 72, 70 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$720,000

Property type

Vacant Land

Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source

pricefinder

Comparable property sales

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Address of comparable property

Price

Date of sale

62 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$279,000	24/01/2025
38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025
4 CHATSWOOD CL, GLENGARRY, VIC 3854	\$280,000	10/12/2024

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Statement of Information

Lot 73, 67 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

LOT 73, 67 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$300,000

Median sale price

Median price

\$720,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

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Statement of Information

LOT 76 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and
postcode

LOT 76 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$280,000

Median sale price

Median price

\$280,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

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LOT 77 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

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Statement of Information

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Property offered for sale

Address
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LOT 77 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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Single Price:

\$280,000

Median sale price

Median price

\$280,000

Property type

Vacant Land


Suburb

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Period

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Property offered for sale

Address
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Indicative selling price

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Single Price:

\$280,000

Median sale price

Median price

\$280,000

Property type

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The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

LOT 79 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$280,000

Median sale price

Median price

\$280,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 CHATSWOOD CL, GLENGARRY, VIC 3854	\$280,000	10/12/2024
62 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$279,000	24/01/2025
38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

This Statement of Information was prepared on:

17/04/2025



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Statement of Information

LOT 92 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and
postcode

LOT 92 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$280,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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Statement of Information

LOT 93 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and
postcode

LOT 93 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$295,000

Median sale price

Median price

\$280,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



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38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

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Statement of Information

LOT 94 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and
postcode

LOT 94 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$305,000

Median sale price

Median price

\$280,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

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17/04/2025



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Statement of Information

LOT 95, 73 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered for sale

Address
Including suburb and
postcode

LOT 95, 73 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$300,000

Median sale price

Median price

\$280,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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38 CASTLEKNOCK DR, GLENGARRY, VIC 3854	\$278,000	04/02/2025

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Statement of Information

LOT 96, 75 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Prepared by Simon Burns, Phone: 0421 333 114

Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

LOT 96, 75 CASTLEKNOCK DRIVE, GLENGARRY, VIC 3854

Indicative selling price

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

Single Price:

\$285,000

Median sale price

Median price

\$280,000

Property type

Vacant Land


Suburb

GLENGARRY

Period

01 April 2024 to 31 March 2025

Source



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