

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale Stage 4 Phoenix Park Glengarry Vic

Address
Including suburb and
postcode

Lot 80,81,82,83,84,85 86,87,88,90,91,104,105,106,107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$299,000

&

\$328,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$278,000

Property type

Land

Suburb

Glengarry

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

4 CHATSWOOD CLOSE GLENGARRY VIC 3854	\$280,000	10-Dec-24
36 CASTLEKNOCK DRIVE GLENGARRY VIC 3854	\$295,000	18-Apr-24
10 INGLEWOOD WAY GLENGARRY VIC 3854	\$425,000	06-Feb-25

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: 29 July 2025



4 CHATSWOOD CLOSE GLENGARRY VIC 3854

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Sold Price **\$280,000** Sold Date **10-Dec-24**

Distance **0.15km**



36 CASTLEKNOCK DRIVE GLENGARRY VIC 3854

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Sold Price **\$295,000** Sold Date **18-Apr-24**

Distance **0.55km**



10 INGLEWOOD WAY GLENGARRY VIC 3854

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Sold Price **\$425,000** Sold Date **06-Feb-25**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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