

# 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

7/23 Collins Road, Glenlyon Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$325,000 & \$345,000

### Median sale price

Median price \$395,000 Property Type Vacant land Suburb Glenlyon

Period - From 15/12/2024 to 14/12/2025 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 eighteen 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	35 Eldon St GLENLYON 3461	\$300,000	05/12/2025
2	19 Regans La GLENLYON 3461	\$350,000	10/02/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 15/12/2025 11:29

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**Property Type:** Land (Res)  
**Land Size:** 2040 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$325,000 - \$345,000  
**Median Land Price**  
 15/12/2024 - 14/12/2025: \$395,000

## Comparable Properties



**35 Eldon St GLENLYON 3461 (REI)**

Agent Comments



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** Land  
**Land Size:** 2071 sqm approx



**19 Regans La GLENLYON 3461 (REI/VG)**

Agent Comments



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 10/02/2025  
**Property Type:** Land  
**Land Size:** 2023 sqm approx

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 eighteen months.

Account - Jellis Craig | P: 03 9989 2525



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