

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 and
postcode

90 RIFLE RANGE ROAD GLENGARRY VIC 3854

Indicative selling price

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

Single Price

\$1,545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Other

Suburb

Glengarry

Period-from

01 Sep 2024

to

31 Aug 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

36 KYNE STREET GLENGARRY VIC 3854	\$1,350,000	13-Feb-25
35 OLD WALHALLA ROAD TOONGABBIE VIC 3856	\$1,325,000	28-Mar-25
WILLIAMS ROAD GLENGARRY VIC 3854	\$1,154,999	19-Dec-24

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: 30 September 2025



36 KYNE STREET GLENGARRY VIC 3854 Sold Price **\$1,350,000** Sold Date **13-Feb-25**

4 2 8

Distance **1.44km**



35 OLD WALHALLA ROAD TOONGABBIE VIC 3856 Sold Price **\$1,325,000** Sold Date **28-Mar-25**

3 1 3

Distance **9.49km**



WILLIAMS ROAD GLENGARRY VIC 3854 Sold Price **\$1,154,999** Sold Date **19-Dec-24**

2 - -

Distance **3km**

RS = Recent sale **UN** = Undisclosed Sale

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