

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

1 Spring Street, Glenlyon Vic 3461

Indicative selling price

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

Range between

\$395,000

&

\$425,000

Median sale price

Median price

\$387,500

Property Type

Vacant land

Suburb

Glenlyon

Period - From

07/04/2025

to

06/04/2026

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 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	24 Collins Rd GLENLYON 3461	\$400,000	03/11/2025
2	24 Collins Rd GLENLYON 3461	\$385,000	30/10/2025
3	24 Collins Rd GLENLYON 3461	\$390,000	05/09/2025

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:

07/04/2026 10:53

Gary Cooke
 03 9989 2525
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Property Type: Land
Land Size: 4039 sqm approx
Agent Comments

Indicative Selling Price
 \$395,000 - \$425,000
Median Land Price
 07/04/2025 - 06/04/2026: \$387,500

Comparable Properties



24 Collins Rd GLENLYON 3461 (VG)

[Agent Comments](#)



Price: \$400,000
Method: Sale
Date: 03/11/2025
Property Type: Hobby Farm < 20 ha
Land Size: 4022 sqm approx



24 Collins Rd GLENLYON 3461 (VG)

[Agent Comments](#)



Price: \$385,000
Method: Sale
Date: 30/10/2025
Property Type: Hobby Farm < 20 ha
Land Size: 4010 sqm approx



24 Collins Rd GLENLYON 3461 (VG)

[Agent Comments](#)



Price: \$390,000
Method: Sale
Date: 05/09/2025
Property Type: Hobby Farm < 20 ha
Land Size: 4046 sqm approx

Account - Jellis Craig | P: 03 9989 2525