

# 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

24 Spring Street, 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

\$795,000

&

\$825,000

### Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Glenlyon

Period - From

15/01/2025

to

14/01/2026

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 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	19 Eldon St GLENLYON 3461	\$729,000	19/09/2025
2			
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:

15/01/2026 11:05

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 3  1  1+

**Property Type:** House  
**Land Size:** 2058 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$795,000 - \$825,000  
**Median House Price**  
15/01/2025 - 14/01/2026: \$1,360,000

## Comparable Properties



19 Eldon St GLENLYON 3461 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$729,000  
**Method:** Private Sale  
**Date:** 19/09/2025  
**Property Type:** House (Res)  
**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.