

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 Dysart Street, Glenlyon Vic 3461

Indicative selling price

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

Range between

\$725,000

&

\$775,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Glenlyon

Period - From

18/08/2025

to

17/08/2026

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:

18/08/2026 09:53

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Indicative Selling Price

\$725,000 - \$775,000

Median House Price

18/08/2025 - 17/08/2026: \$1,200,000



 4  1  2

Property Type: House
Land Size: 5437 sqm approx
Agent Comments

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.