

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

18 Katrina Crescent, Glenmaggie Vic 3858

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$675,000

Property Type House

Suburb Glenmaggie

Period - From 11/06/2025

to 10/06/2026

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	5 Nerrigundah Dr GLENMAGGIE 3858	\$850,000	05/02/2026
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:

11/06/2026 11:53



Property Type: House (Res)
Land Size: 505 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
11/06/2025 - 10/06/2026: \$675,000

Comparable Properties



5 Nerrigundah Dr GLENMAGGIE 3858 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 7405.75 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.