

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 Regans Lane, Glenlyon Vic 3461

Indicative selling price

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

Range between \$425,000 & \$445,000

Median sale price

Median price \$390,000

Property Type Vacant land

Suburb Glenlyon

Period - From 03/07/2025

to 02/07/2026

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	12 Collins Rd GLENLYON 3461	\$465,000	15/10/2025
3	203 Goochs La GLENLYON 3461	\$420,000	01/10/2025

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:

03/07/2026 16:11

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Indicative Selling Price

\$425,000 - \$445,000

Median Land Price

03/07/2025 - 02/07/2026: \$390,000



Property Type: Land

Land Size: 4062 sqm approx

Agent Comments

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



12 Collins Rd GLENLYON 3461 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 15/10/2025

Property Type: Land

Land Size: 4047 sqm approx



203 Goochs La GLENLYON 3461 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 01/10/2025

Property Type: Land

Land Size: 3699 sqm approx

Account - Jellis Craig | P: 03 9989 2525