

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

Lot 2/24 Collins Road, Glenlyon Vic 3461

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$387,500

Property Type Vacant land

Suburb Glenlyon

Period - From 19/02/2025

to 18/02/2026

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	5 Barkly St GLENLYON 3461	\$440,000	21/10/2025
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:

19/02/2026 13:29

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Property Type: Land
Land Size: 4047 sqm approx
Agent Comments

Indicative Selling Price
\$400,000
Median Land Price
19/02/2025 - 18/02/2026: \$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



5 Barkly St GLENLYON 3461 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 21/10/2025
Property Type: Land
Land Size: 4077 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