

# 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 McMahons Road, Glenlyon Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$365,000

### Median sale price

Median price

\$390,000

Property Type

Vacant land

Suburb

Glenlyon

Period - From

21/07/2025

to

20/07/2026

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 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                              | 24 Collins Rd GLENLYON 3461 | \$350,000 | 19/01/2026   |
| 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:

21/07/2026 12:15

Gary Cooke  
03 9989 2525  
0409 003 356  
garycooke@jelliscraig.com.au

**Indicative Selling Price**

\$365,000

**Median Land Price**

21/07/2025 - 20/07/2026: \$390,000



**Property Type:** Land  
**Land Size:** 2687 sqm approx  
**Agent Comments**

## Comparable Properties



**24 Collins Rd GLENLYON 3461 (REI/VG)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 19/01/2026  
**Property Type:** Land  
**Land Size:** 2894 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.

**Account - Jellis Craig | P: 03 9989 2525**



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