

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

26 Old Coach Lane, Longford Vic 3851

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Longford

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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	82 Cumming Dr LONGFORD 3851	\$1,100,000	19/08/2025
2	4 Earls Ct LONGFORD 3851	\$1,120,000	04/07/2025
3	59 Highfield Dr LONGFORD 3851	\$1,025,000	23/06/2025

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:

01/06/2026 09:56

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Indicative Selling Price

\$1,100,000

Median House Price

Year ending March 2026: \$850,000



Property Type:

Agent Comments

Comparable Properties

82 Cumming Dr LONGFORD 3851 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 19/08/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 12510 sqm approx



4 Earls Ct LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 04/07/2025

Property Type: House

Land Size: 11834 sqm approx



59 Highfield Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 23/06/2025

Property Type: House

Land Size: 8000 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690