

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

3990 Melba Highway, Glenburn Vic 3717

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,010,000

Property Type House

Suburb Glenburn

Period - From 01/01/2025

to

31/12/2025

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 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	711 Captains Creek Rd GLENBURN 3717	\$1,500,000	27/01/2025
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:

02/04/2026 11:30

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending December 2025: \$1,010,000



 4  2  10

Rooms: 8

Property Type: House (Rur)

Land Size: 60000 sqm approx

Agent Comments

Comparable Properties



711 Captains Creek Rd GLENBURN 3717 (REI/VG)

Agent Comments

 4  2  42

Price: \$1,500,000

Method: Private Sale

Date: 27/01/2025

Property Type: Rural Residential

Land Size: 129499.52 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.