

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

59 Mclean Street, Briagolong Vic 3860

Indicative selling price

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

Single price

\$470,000

Median sale price

Median price

\$660,000

Property Type

House

Suburb

Briagolong

Period - From

01/07/2025

to

30/06/2026

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	88 Victoria St BRIAGOLONG 3860	\$450,000	01/07/2026
2	32-34 Forbes St BRIAGOLONG 3860	\$450,000	24/03/2026
3	51 Landy St BRIAGOLONG 3860	\$450,000	23/10/2025

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:

14/08/2026 09:43



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1527 sqm approx
Agent Comments

Indicative Selling Price
\$470,000

Median House Price
Year ending June 2026: \$660,000

Comparable Properties

88 Victoria St BRIAGOLONG 3860 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 01/07/2026
Property Type: House (Res)
Land Size: 2928 sqm approx



32-34 Forbes St BRIAGOLONG 3860 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 24/03/2026
Property Type: House (Res)
Land Size: 1997 sqm approx



51 Landy St BRIAGOLONG 3860 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 23/10/2025
Property Type: House
Land Size: 1491 sqm approx

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