

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

140 Burns Road, Glenburn Vic 3717

Indicative selling price

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

Range between \$950,000

&

\$1,000,000

Median sale price

Median price \$1,070,000

Property Type House

Suburb Glenburn

Period - From 01/09/2024

to

31/08/2025

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	114 Burns Rd GLENBURN 3717	\$980,000	13/06/2024
2	4068 Melba Hwy GLENBURN 3717	\$910,000	09/05/2024
3	69 West Bridge Rd GLENBURN 3717	\$1,100,000	25/03/2024

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:

01/09/2025 12:00

Rob Verhagen
03 5962 5753
0448 820 022

robert@integrityrealestate.com.au

Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

01/09/2024 - 31/08/2025: \$1,070,000



Property Type:
Agent Comments

Comparable Properties



114 Burns Rd GLENBURN 3717 (VG)

Agent Comments



Price: \$980,000
Method: Sale
Date: 13/06/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 84600 sqm approx



4068 Melba Hwy GLENBURN 3717 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 09/05/2024
Property Type: Rural (All Types)
Land Size: 72843.48 sqm approx



69 West Bridge Rd GLENBURN 3717 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 2232 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888