

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

324 Glen Isla Road, Glen Park Vic 3352

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price*

Median price

Property Type

Suburb

Glen Park

Period - From

to

Source

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	340 Glenisla Rd GLEN PARK 3352	\$2,200,000	16/01/2024
2	35 Hill Top Rd BROWN HILL 3350	\$1,800,000	30/01/2025
3	285 Millers Rd INVERMAY 3352	\$2,010,000	19/01/2024

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:

18/06/2025 12:09

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

 4  2  10

Rooms: 3
Property Type: House
Land Size: 125400 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
No median price available

Comparable Properties

340 Glenisla Rd GLEN PARK 3352 (REI)

Agent Comments

 4  2  6

Price: \$2,200,000
Method:
Date: 16/01/2024
Property Type: House

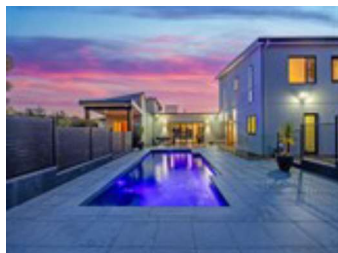


35 Hill Top Rd BROWN HILL 3350 (REI/VG)

Agent Comments

 4  3  7

Price: \$1,800,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 19829.61 sqm approx



285 Millers Rd INVERMAY 3352 (REI/VG)

Agent Comments

 5  3  5

Price: \$2,010,000
Method: Private Sale
Date: 19/01/2024
Property Type: House
Land Size: 20200 sqm approx

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