

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

90 Henrys Road, Glenlyon Vic 3461

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 \$1,200,000

Property Type House

Suburb Glenlyon

Period - From 10/06/2025

to 09/06/2026

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 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	259 Back Glenlyon Rd GLENLYON 3461	\$3,800,000	01/05/2026
2	1215 Daylesford Malmsbury Rd DENVER 3461	\$1,850,000	03/09/2025
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:

10/06/2026 18:00



4
 2
 4

Property Type: House
Land Size: 286113.002 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000
Median House Price
 10/06/2025 - 09/06/2026: \$1,200,000

Comparable Properties



259 Back Glenlyon Rd GLENLYON 3461 (REI)

Agent Comments

3
 3
 5

Price: \$3,800,000
Method: Private Sale
Date: 01/05/2026
Property Type: House
Land Size: 284000 sqm approx



1215 Daylesford Malmsbury Rd DENVER 3461 (REI)

Agent Comments

3
 2
 5

Price: \$1,850,000
Method: Private Sale
Date: 03/09/2025
Property Type: House
Land Size: 132600 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.