Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 The Glen, Drysdale VIC 3222

Indicative selling price

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

Range between $799,000 & $850,000

Median sale price

Median price $712,500 Property Type House Suburb Drysdale

Period - From 19/11/2025 to 18/05/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
33 De Burgh Road Drysdale VIC 3222	$820,000	23/11/2025
10 Mirabell Street Curlewis VIC 3222	$822,000	15/01/2026
8 Lumford Street Curlewis VIC 3222	$827,500	31/03/2026

This Statement of Information was prepared on: 19/05/2026