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	15 Elma Road, Glenmaggie Vic 3858

Indicative selling price

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

Single price $449,000

Median sale price*

Median price | Property Type | Suburb Glenmaggie

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 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	27 Nerrigundah Dr GLENMAGGIE 3858	$450,000	22/01/2026
2	274 Ryans Rd COONGULLA 3860	$440,000	23/06/2025
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: 03/08/2026 09:44

* 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.

15 Elma Road, Glenmaggie Vic 3858



0 0 0

Property Type: Lifestyle Property (Rur)
Land Size: 38445.17 sqm approx

Agent Comments

Indicative Selling Price
$449,000
No median price available

Comparable Properties



27 Nerrigundah Dr GLENMAGGIE 3858 (VG)

2 - -

Price: $450,000
Method: Sale
Date: 22/01/2026
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8240 sqm approx

Agent Comments



274 Ryans Rd COONGULLA 3860 (VG)

3 - -

Price: $440,000
Method: Sale
Date: 23/06/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx

Agent Comments

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.

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.