

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

31 Cumming Drive, Longford Vic 3851

Indicative selling price

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

Single price

\$915,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Longford

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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	25 Cumming Dr LONGFORD 3851	\$920,000	29/04/2025
2	44 Cumming Dr LONGFORD 3851	\$880,000	14/02/2025
3	15 Andrews Rd LONGFORD 3851	\$910,000	05/04/2024

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:

13/09/2025 07:32

31 Cumming Drive, Longford Vic 3851



Andrew Holmes
03 5144 1888
0483 071 590
andrew@gresale.com.au

Indicative Selling Price
\$915,000

Median House Price
Year ending June 2025: \$820,000



Property Type: Hobby Farm < 20 ha
Land Size: 8363 sqm approx
Agent Comments

Comparable Properties



25 Cumming Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 7500 sqm approx



44 Cumming Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 14/02/2025
Property Type: House
Land Size: 9674 sqm approx



15 Andrews Rd LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 10550 sqm approx

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



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