Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/5 Wattle Avenue, Glen Huntly Vic 3163

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Glen Huntly
Period - From	01/01/2025	to	31/03/2025	1	So	urce	REIV	

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 agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	6/213 Grange Rd GLEN HUNTLY 3163	\$440,000	08/04/2025
2	13/125 Kambrook Rd CAULFIELD NORTH 3161	\$408,000	07/02/2025
3	10/21 Royal Av GLEN HUNTLY 3163	\$435,000	07/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/04/2025 12:09



5/5 Wattle Avenue, Glen Huntly Vic 3163

RT Edgar





Property Type: Strata Unit/Flat Agent Comments

Jason Isaacs 9533 0222 0488 700 789 jisaacs@rtedgar.com.au

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** March quarter 2025: \$650,000

Comparable Properties



6/213 Grange Rd GLEN HUNTLY 3163 (REI)

1

13/125 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments

1



Price: \$440,000 Method: Sold Before Auction Date: 08/04/2025 Property Type: Apartment

Agent Comments



Price: \$408,000 Method: Auction Sale Date: 07/02/2025 Property Type: Unit

2

10/21 Royal Av GLEN HUNTLY 3163 (REI/VG)

1

2

1

Agent Comments

Price: \$435,000 Method: Auction Sale Date: 07/12/2024 Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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