

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

5/5 Wattle Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/01/2025

to

31/03/2025

Source

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.

	Address 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



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/213 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$440,000

Method: Sold Before Auction

Date: 08/04/2025

Property Type: Apartment



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

2 1 1

Price: \$408,000

Method: Auction Sale

Date: 07/02/2025

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$435,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Apartment

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