

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

8/1013 Glen Huntly Road, Caulfield Vic 3162

Indicative selling price

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

Range between

\$490,000

&

\$535,000

Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Caulfield

Period - From

01/10/2024

to

31/12/2024

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	3/13 Holloway St ORMOND 3204	\$515,000	09/03/2025
2	2/1011 Glen Huntly Rd CAULFIELD 3162	\$539,000	31/01/2025
3	12/40 Northcote Av CAULFIELD NORTH 3161	\$540,000	16/01/2025

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:

01/04/2025 09:22

8/1013 Glen Huntly Road, Caulfield Vic 3162



2 1 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$535,000
Median Unit Price
December quarter 2024: \$965,000

Comparable Properties



3/13 Holloway St ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$515,000
Method: Sold Before Auction
Date: 09/03/2025
Property Type: Apartment

2/1011 Glen Huntly Rd CAULFIELD 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$539,000
Method: Sold Before Auction
Date: 31/01/2025
Property Type: Unit



12/40 Northcote Av CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 16/01/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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