

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

5/11 Wattle Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$630,000

&

\$680,000

Median sale price

Median price \$652,500

Property Type Unit

Suburb Glen Huntly

Period - From 01/01/2024

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	8/8 Wattle Av GLEN HUNTLY 3163	\$632,000	12/03/2025
2	2/11 Wattle Av GLEN HUNTLY 3163	\$650,000	13/11/2024
3			

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:

18/03/2025 09:17

5/11 Wattle Avenue, Glen Huntly Vic 3163



Myron Ching
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Indicative Selling Price

\$630,000 - \$680,000

Median Unit Price

Year ending December 2024: \$652,500



2 1 1

Rooms: 3

Property Type: Unit

Comparable Properties



8/8 Wattle Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$632,000

Method: Private Sale

Date: 12/03/2025

Property Type: Unit



2/11 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9593 4500



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