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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

Address  
Including suburb and  
postcode

10/123 Grange Road, Glen Huntly 3163

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$  or range between  &

## Median sale price

Median price  Property type  Suburb

Period - From  to  Source

## Comparable property sales

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
14/13 Rosedale Avenue, Glen Huntly 3163	\$285,000	09/11/2024
13/20 Payne Street, Caulfield North 3161	\$270,000	11/02/2025
2/9 Waratah Avenue, Glen Huntly 3163	\$298,000	22/10/2024

This Statement of Information was prepared on: