## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

1/3 Garden Avenue, Glen Huntly Vic 3163

#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$740,000	Pro	perty Type	Jnit		Suburb	Glen Huntly
Period - From	01/07/2025	to	30/09/2025		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

Ad	dress of comparable property	Price	Date of sale
1	3/12 Mackay Av GLEN HUNTLY 3163	\$950,000	14/10/2025
2	2/29 Macgowan Av GLEN HUNTLY 3163	\$910,000	05/06/2025
3	1/11 Mackay Av GLEN HUNTLY 3163	\$912,500	20/09/2025

#### OR

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

This Statement of Information was prepared on:	30/10/2025 17:43











**Property Type:** Unit Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price September quarter 2025: \$740,000

## Comparable Properties

3/12 Mackay Av GLEN HUNTLY 3163 (REI)

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**Agent Comments** 

**Price:** \$950,000 **Method:** 

Date: 14/10/2025 Property Type: Unit

2/29 Macgowan Av GLEN HUNTLY 3163 (REI)

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**Agent Comments** 

**Price:** \$910,000 **Method:** 

Date: 05/06/2025 Property Type: Unit

1/11 Mackay Av GLEN HUNTLY 3163 (REI/VG)

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Agent Comments

Price: \$912,500 Method: Auction Sale Date: 20/09/2025 Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



