

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

102/25 Rothschild Street, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$679,000

Property Type Unit

Suburb Glen Huntly

Period - From 01/04/2025

to 30/06/2025

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	6/892 Glen Huntly Rd CAULFIELD SOUTH 3162	\$570,000	14/05/2025
2	102/181 Neerim Rd CARNEGIE 3163	\$560,000	22/04/2025
3	107/6 Kokaribb Rd CARNEGIE 3163	\$550,000	12/04/2025

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:

21/08/2025 11:27



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties

6/892 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

 2  2  1

Price: \$570,000

Method:

Date: 14/05/2025

Property Type: Unit



102/181 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 22/04/2025

Property Type: Apartment



107/6 Kokaribb Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$550,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Apartment