

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

112/115 NEERIM ROAD GLEN HUNTLY VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

31/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$410,000	07-Jun-25
3/27 ROYAL AVENUE GLEN HUNTLY VIC 3163	\$419,000	03-Apr-25
6/27 ROYAL AVENUE GLEN HUNTLY VIC 3163	\$419,000	12-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 02 September 2025



**31/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price

\$410,000

Sold Date **07-Jun-25**

Distance

0km



**3/27 ROYAL AVENUE GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price

\$419,000

Sold Date **03-Apr-25**

Distance

0.68km



**6/27 ROYAL AVENUE GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price

Sold Date **12-Jun-25**

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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