## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$400,000	&	\$430,000

#### Median sale price

Median price	\$740,000	Pro	perty Type	Unit		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

Add	dress of comparable property	Price	Date of sale
1	19/160 Grange Rd CARNEGIE 3163	\$430,000	03/10/2025
2	12/27 Royal Av GLEN HUNTLY 3163	\$424,000	29/09/2025
3	9/144 Oakleigh Rd CARNEGIE 3163	\$400,000	13/09/2025

#### 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:	24/11/2025 15:58







**Property Type: Agent Comments** 

**Indicative Selling Price** \$400,000 - \$430,000 **Median Unit Price** September quarter 2025: \$740,000

## Comparable Properties



19/160 Grange Rd CARNEGIE 3163 (REI)

Price: \$430,000

Method: Sold Before Auction

Date: 03/10/2025

Property Type: Apartment

Agent Comments

12/27 Royal Av GLEN HUNTLY 3163 (REI/VG)





Agent Comments

Price: \$424,000 Method: Private Sale Date: 29/09/2025 Property Type: Unit



9/144 Oakleigh Rd CARNEGIE 3163 (VG)



Price: \$400,000 Method: Sale Date: 13/09/2025

Property Type: Strata Unit/Flat

Agent Comments

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



