

# 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

16B Foster Avenue, Glen Huntly Vic 3163

### Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$1,137,500

Property Type Townhouse

Suburb Glen Huntly

Period - From 27/05/2024

to

26/05/2025

Source

Property Data

### 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	6b Newstead St CAULFIELD 3162	\$2,420,000	22/04/2025
2			
3			

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:

27/05/2025 17:45



4 2 2

Property Type: Townhouse

Agent Comments

## Comparable Properties



6b Newstead St CAULFIELD 3162 (REI)

Agent Comments

4 4 2

Price: \$2,420,000

Method: Sold Before Auction

Date: 22/04/2025

Property Type: Townhouse (Res)

Land Size: 341 sqm approx

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.