

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

22/1083 Glen Huntly Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$666,000 Property Type Unit Suburb Glen Huntly

Period - From 01/04/2024 to 31/03/2025 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	103/288 Hawthorn Rd CAULFIELD 3162	\$518,500	01/05/2025
2	3/13 Holloway St ORMOND 3204	\$515,000	09/03/2025
3	3/540 North Rd ORMOND 3204	\$519,000	10/02/2025

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:

07/05/2025 16:02



2 1 1

Property Type: Apartment

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending March 2025: \$666,000

Comparable Properties



103/288 Hawthorn Rd CAULFIELD 3162 (REI)

Agent Comments

2 1 1

Price: \$518,500

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment



3/13 Holloway St ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000

Method: Sold Before Auction

Date: 09/03/2025

Property Type: Apartment



3/540 North Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$519,000

Method: Private Sale

Date: 10/02/2025

Property Type: Apartment