Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

/ic 3163

Indicative selling price

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

Range between \$480,000	&	\$520,000
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Median sale price

Median price	\$666,000	Property Type		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

Add	dress 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 comparableproperties 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





Robert de Freitas 0421 430 350 RobertdeFreitas@jelliscraig.com.au



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)

Price: \$518,500 Method: Private Sale Date: 01/05/2025

Property Type: Apartment

Agent Comments



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

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Agent Comments

Price: \$515,000

Method: Sold Before Auction

Date: 09/03/2025

Property Type: Apartment

Agent Comments



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



Price: \$519,000 Method: Private Sale Date: 10/02/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500





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