

## 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

3/2 GARDEN AVENUE GLEN HUNTLY VIC 3163

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

7/70 ROSANNA STREET CARNEGIE VIC 3163

\$705,000

07-Jun-25

4/25 PADDINGTON ROAD HUGHESDALE VIC 3166

\$700,000

04-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: 10 June 2025



**7/70 ROSANNA STREET CARNEGIE VIC 3163**

<sup>RS</sup> Sold Price **\$705,000** Sold Date **07-Jun-25**

2 1 1

Distance **1.99km**



**4/25 PADDINGTON ROAD HUGHESDALE VIC 3166**

Sold Price <sup>RS</sup> **\$700,000** Sold Date **04-Jun-25**

2 1 1

Distance **3.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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