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	3/8 James Street, Glen Huntly Vic 3163
postcode	
posicode	

Indicative selling price

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

Median sale price

Median price	\$1,107,500	Pro	perty Type To	wnhouse]	Suburb	Glen Huntly
Period - From	20/11/2024	to	19/11/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/12 Wyuna Rd CAULFIELD NORTH 3161	\$790,000	24/10/2025
2	9/12 Wyuna Rd CAULFIELD NORTH 3161	\$832,000	11/10/2025
3	2/89 Oakleigh Rd CARNEGIE 3163	\$932,500	10/09/2025

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:	20/11/2025 11:23
--	------------------



JellisCraig

Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

\$800,000 - \$880,000 **Median Townhouse Price** 20/11/2024 - 19/11/2025: \$1,107,500

Indicative Selling Price





Comparable Properties



6/12 Wyuna Rd CAULFIELD NORTH 3161 (REI)

Price: \$790,000 Method: Private Sale Date: 24/10/2025

Property Type: Townhouse (Res)

Agent Comments



9/12 Wyuna Rd CAULFIELD NORTH 3161 (REI)

2

Agent Comments

Price: \$832,000 Method: Auction Sale Date: 11/10/2025

Property Type: Townhouse (Res)



2/89 Oakleigh Rd CARNEGIE 3163 (REI/VG)

Price: \$932,500

Method: Sold Before Auction

Date: 10/09/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



