

# 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

3/8 James Street, 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)

Single price \$979,000

### Median sale price

Median price \$1,107,500

Property Type Townhouse

Suburb Glen Huntly

Period - From 13/12/2024

to 12/12/2025

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	3/173 Neerim Rd CARNEGIE 3163	\$980,000	04/12/2025
2	2/1-3 Pearce St CAULFIELD SOUTH 3162	\$918,000	03/12/2025
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/12/2025 11:49

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



2 1 2

Property Type: Townhouse

**Indicative Selling Price**  
\$979,000  
**Median Townhouse Price**  
13/12/2024 - 12/12/2025: \$1,107,500

## Comparable Properties

3/173 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** Townhouse (Res)



2/1-3 Pearce St CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 1 1

**Price:** \$918,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2025  
**Property Type:** Unit



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

Agent Comments

2 1 1

**Price:** \$932,500  
**Method:** Sold Before Auction  
**Date:** 10/09/2025  
**Property Type:** Townhouse (Res)

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



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