

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

4/4 Hinton Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$660,000

&

\$720,000

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	2/10 Emily St CARNEGIE 3163	\$731,000	12/04/2025
2	4/149 Neerim Rd GLEN HUNTLY 3163	\$718,000	05/04/2025
3	2/47 Wheeler St ORMOND 3204	\$715,000	02/04/2025

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:

30/05/2025 15:00

4/4 Hinton Road, Glen Huntly Vic 3163

**Jellis
Craig**

Robert de Freitas

0421 430 350

RobertdeFreitas@jellisrcraig.com.au



2 2 1

Property Type: Townhouse

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

Year ending March 2025: \$666,000

Comparable Properties



2/10 Emily St CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$731,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Townhouse (Res)



4/149 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$718,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)



2/47 Wheeler St ORMOND 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$715,000

Method: Private Sale

Date: 02/04/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500



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