

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

4/6 PARK AVENUE GLEN HUNTLY VIC 3163

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$930,000

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

4/11 MACKAY AVENUE GLEN HUNTLY VIC 3163	\$890,000	31-May-25
2/8 BEALIBA ROAD CAULFIELD SOUTH VIC 3162	\$901,000	23-May-25
1/31 DOROTHY AVENUE GLEN HUNTLY VIC 3163	\$910,000	08-Apr-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: 18 June 2025



4/11 MACKAY AVENUE GLEN HUNTLY VIC 3163

3 1 1

Sold Price

^{RS} **\$890,000**

Sold Date

31-May-25

Distance

0.1km



2/8 BEALIBA ROAD CAULFIELD SOUTH VIC 3162

3 1 1

Sold Price

^{RS} **\$901,000**

Sold Date

23-May-25

Distance

1.31km



1/31 DOROTHY AVENUE GLEN HUNTLY VIC 3163

2 1 1

Sold Price

\$910,000

Sold Date

08-Apr-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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