

## 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

52/115 NEERIM ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$669,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

18/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$402,500	10-Jan-26
78/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$445,000	13-Feb-26
7/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$450,000	03-Feb-26

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: 13 April 2026



**18/115 NEERIM ROAD GLEN HUNTLY VIC 3163**

2 1 1

Sold Price **\$402,500** Sold Date **10-Jan-26**

Distance **0km**



**78/115 NEERIM ROAD GLEN HUNTLY VIC 3163**

2 1 1

Sold Price **\$445,000** Sold Date **13-Feb-26**

Distance **0km**



**7/115 NEERIM ROAD GLEN HUNTLY VIC 3163**

2 1 1

Sold Price **\$450,000** Sold Date **03-Feb-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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