

# 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 6/144 Booran 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)

Range between \$540,000 & \$594,000

### Median sale price

Median price \$609,000 Property Type Unit Suburb Glen Huntly

Period - From 18/06/2024 to 17/06/2025 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	101/2 Belsize Av CARNEGIE 3163	\$550,000	07/06/2025
2	5/1012 Glen Huntly Rd CAULFIELD SOUTH 3162	\$610,500	09/05/2025
3	4/4 Kokaribb Rd CARNEGIE 3163	\$574,000	29/03/2025

**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: 18/06/2025 14:25



2   1   1

**Rooms:** 3  
**Property Type:** Unit  
Agent Comments

**Indicative Selling Price**  
\$540,000 - \$594,000  
**Median Unit Price**  
18/06/2024 - 17/06/2025: \$609,000

## Comparable Properties



**101/2 Belsize Av CARNEGIE 3163 (REI)**

Agent Comments

2   1   1

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 07/06/2025  
**Property Type:** Unit  
**Land Size:** 65 sqm approx



**5/1012 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$610,500  
**Method:** Sold Before Auction  
**Date:** 09/05/2025  
**Property Type:** Apartment



**4/4 Kokaribb Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$574,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** Apartment