

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

6/205 GRANGE ROAD 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

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Glen Huntly

Period-from

01 Aug 2024

to

31 Jul 2025

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

4/11 MACKAY AVENUE GLEN HUNTLY VIC 3163	\$890,000	31-May-25
4/6 PARK AVENUE GLEN HUNTLY VIC 3163	-	12-Jul-25
6/53A COORIGIL ROAD CARNEGIE VIC 3163	\$915,000	07-Jun-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: 21 August 2025



4/11 MACKAY AVENUE GLEN HUNTLY VIC 3163

3 1 1

Sold Price

\$890,000

Sold Date

31-May-25

Distance

0.13km



4/6 PARK AVENUE GLEN HUNTLY VIC 3163

3 1 1

Sold Price

RS - UN

Sold Date

12-Jul-25

Distance

0.2km



6/53A COORIGIL ROAD CARNEGIE VIC 3163

3 2 2

Sold Price

\$915,000

Sold Date

07-Jun-25

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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