

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

83 Waratah Road, Huntly

Indicative selling price

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

Price between: \$685,000 - \$715,000

Median sale price

Median price

\$580,000

Property type

House

Suburb

Huntly

Period - From

October 2024

to

September 2025

Source

Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
72 Waratah Road, Huntly	\$705,000	August 2025
12 Tanby Drive, Huntly	\$650,000	June 2025
10 Toomey Street, Huntly	\$850,000	September 2025

This Statement of Information was prepared on: 19.11.2025