

# 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

91/115 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)

Range between

\$425,000

&

\$465,000

### Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/07/2025

to

30/09/2025

Source

REIV

### 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 | 313/15 Bond St CAULFIELD NORTH 3161 | \$452,000 | 30/09/2025   |
| 2 | 88/115 Neerim Rd GLEN HUNTLY 3163   | \$476,555 | 13/08/2025   |
| 3 | 31/115 Neerim Rd GLEN HUNTLY 3163   | \$410,000 | 07/06/2025   |

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:

14/10/2025 16:00



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$425,000 - \$465,000

**Median Unit Price**

September quarter 2025: \$740,000

## Comparable Properties



**313/15 Bond St CAULFIELD NORTH 3161 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$452,000

**Method:** Private Sale

**Date:** 30/09/2025

**Property Type:** Apartment



**88/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$476,555

**Method:** Sold Before Auction

**Date:** 13/08/2025

**Property Type:** Apartment



**31/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 07/06/2025

**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951