

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

302/1177 GLEN HUNTLY 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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

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

22/1083-1089 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163	\$525,000	14-May-25
8/15 ROYAL AVENUE GLEN HUNTLY VIC 3163	\$502,500	08-May-25
4/7 HUNTLY STREET GLEN HUNTLY VIC 3163	\$489,000	17-Jul-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: 13 August 2025

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22/1083-1089 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163 Sold Price **\$525,000** Sold Date **14-May-25**

2 1 1

Distance **0.35km**



8/15 ROYAL AVENUE GLEN HUNTLY VIC 3163 Sold Price **\$502,500** Sold Date **08-May-25**

2 1 1

Distance **0.22km**



4/7 HUNTLY STREET GLEN HUNTLY VIC 3163 Sold Price ^{RS} **\$489,000** ^{UN} Sold Date **17-Jul-25**

2 1 1

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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