

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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,500

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Nov 2024

to

31 Oct 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

206/1177 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163	\$560,000	24-Oct-25
102/25 ROTHSCHILD STREET GLEN HUNTLY VIC 3163	\$580,000	26-Aug-25
6/144 BOORAN ROAD GLEN HUNTLY VIC 3163	\$545,000	05-Oct-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: 19 November 2025

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**206/1177 GLEN HUNTLY ROAD
GLEN HUNTLY VIC 3163**

2 1 1

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **24-Oct-25**

Distance **0km**



**102/25 ROTHSCILD STREET GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price **\$580,000** Sold Date **26-Aug-25**

Distance **0.34km**



**6/144 BOORAN ROAD GLEN
HUNTLY VIC 3163**

2 1 1

Sold Price ^{RS} **\$545,000** Sold Date **05-Oct-25**

Distance **0.6km**

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

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