

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

3/3 Turner Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,126,250

Property Type

Townhouse

Suburb

Glen Huntly

Period - From

19/06/2024

to

18/06/2025

Source

Property Data

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	33a Bealiba Rd CAULFIELD SOUTH 3162	\$1,133,000	15/06/2025
2	1/32 Turner Av GLEN HUNTLY 3163	\$1,115,000	24/05/2025
3	1/34 Laura St CAULFIELD SOUTH 3162	\$1,160,000	02/03/2025

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:

19/06/2025 14:37



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,150,000

Median Townhouse Price
19/06/2024 - 18/06/2025: \$1,126,250

Comparable Properties



33a Bealiba Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 1

Price: \$1,133,000
Method: Auction Sale
Date: 15/06/2025
Property Type: Townhouse (Res)



1/32 Turner Av GLEN HUNTLY 3163 (REI)

Agent Comments

3 2 2

Price: \$1,115,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)



1/34 Laura St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 2 2

Price: \$1,160,000
Method: Auction Sale
Date: 02/03/2025
Property Type: House (Res)
Land Size: 284 sqm approx

Account - Buxton | P: 03 9563 9933