### 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	9 Hawson Avenue, Glen Huntly Vic 3163
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

#### Median sale price

Median price	\$1,510,000	Pro	perty Type	louse		Suburb	Glen Huntly
Period - From	01/07/2024	to	30/06/2025		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

Address of comparable property		Price	Date of sale
1	29 Moore St CAULFIELD SOUTH 3162	\$2,400,000	03/04/2025
2	12 Bevan St ORMOND 3204	\$2,285,000	24/03/2025
3	28 Dorothy Av GLEN HUNTLY 3163	\$2,150,000	22/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/07/2025 15:46





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Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending June 2025: \$1,510,000





# Comparable Properties



29 Moore St CAULFIELD SOUTH 3162 (REI/VG)

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Price: \$2,400,000

Method: Sold Before Auction

Date: 03/04/2025

**Property Type:** House (Res) **Land Size:** 667 sqm approx

**Agent Comments** 



12 Bevan St ORMOND 3204 (REI/VG)

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Price: \$2,285,000 Method: Private Sale Date: 24/03/2025 Property Type: House Land Size: 621 sqm approx

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**Agent Comments** 

28 Dorothy Av GLEN HUNTLY 3163 (REI/VG)

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Price: \$2,150,000 Method: Auction Sale Date: 22/02/2025

**Property Type:** House (Res) **Land Size:** 742 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500





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