

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

9 Hawson Avenue, Glen Huntly Vic 3163

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 Property Type House 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	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 comparable properties 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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Property Type: House

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)

Agent Comments

4 2 2

Price: \$2,400,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House (Res)
Land Size: 667 sqm approx



12 Bevan St ORMOND 3204 (REI/VG)

Agent Comments

4 2 5

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



28 Dorothy Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

5 2 1

Price: \$2,150,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 742 sqm approx