

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

202/1094 Glen Huntly Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price

\$679,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/04/2025

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	7/2 Ulupna Rd ORMOND 3204	\$628,000	17/06/2025
2	308/1242 Glen Huntly Rd CARNEGIE 3163	\$680,000	30/05/2025
3	1/323 Jasper Rd ORMOND 3204	\$715,000	29/05/2025

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:

10/07/2025 12:58



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



7/2 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

 2  2  1

Price: \$628,000

Method: Private Sale

Date: 17/06/2025

Property Type: Apartment



308/1242 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

 2  2  1

Price: \$680,000

Method: Sold Before Auction

Date: 30/05/2025

Property Type: Apartment



1/323 Jasper Rd ORMOND 3204 (REI)

Agent Comments

 2  2  1

Price: \$715,000

Method: Private Sale

Date: 29/05/2025

Property Type: Apartment