

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

38 Manchester Grove, Glen Huntly Vic 3163

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,115,000

Property Type

Townhouse

Suburb

Glen Huntly

Period - From

07/07/2024

to

06/07/2025

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	4/26 Coorigil Rd CARNEGIE 3163	\$1,022,000	05/07/2025
2	11/1a Ripley Gr CAULFIELD NORTH 3161	\$1,005,000	22/03/2025
3	5/6-8 Derby Cr CAULFIELD EAST 3145	\$1,055,000	17/02/2025

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:

07/07/2025 11:50