### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 88/115 Neerim Road, Glen Huntly Vic 3163

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$460,000	&	\$490,000	)				
Median sale pr	ice							
Median price	\$576,250	Property Type U	nit	Suburb	Glen Huntly			
Period - From	24/07/2024	to 23/07/2025	So	urce Property	y 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.

Ade	dress of comparable property	Price	Date of sale
1	31/115 Neerim Rd GLEN HUNTLY 3163	\$410,000	07/06/2025
2	25/115 Neerim Rd GLEN HUNTLY 3163	\$405,000	15/02/2025
3	90/115 Neerim Rd GLEN HUNTLY 3163	\$405,000	30/01/2025

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:

24/07/2025 12:31



# woodards



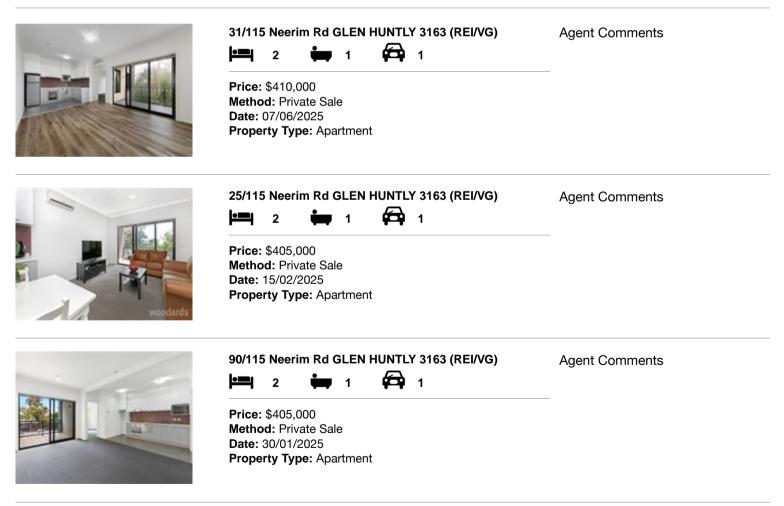


**Property Type:** Apartment Agent Comments

Ryan Newbond 9572 1666 0431 263 855 rnewbond@woodards.com.au

Indicative Selling Price \$460,000 - \$490,000 Median Unit Price 24/07/2024 - 23/07/2025: \$576,250

## **Comparable Properties**



#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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