

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

88/115 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between

\$460,000

&

\$490,000

Median sale price

Median price

\$576,250

Property Type

Unit

Suburb

Glen Huntly

Period - From

24/07/2024

to

23/07/2025

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	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



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



31/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$410,000

Method: Private Sale

Date: 07/06/2025

Property Type: Apartment



25/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$405,000

Method: Private Sale

Date: 15/02/2025

Property Type: Apartment



90/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$405,000

Method: Private Sale

Date: 30/01/2025

Property Type: Apartment

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