

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

6/144 Booran Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between

\$540,000

&

\$594,000

Median sale price

Median price

\$609,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

18/06/2024

to

17/06/2025

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	101/2 Belsize Av CARNEGIE 3163	\$550,000	07/06/2025
2	5/1012 Glen Huntly Rd CAULFIELD SOUTH 3162	\$610,500	09/05/2025
3	4/4 Kokaribb Rd CARNEGIE 3163	\$574,000	29/03/2025

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:

18/06/2025 14:25



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$540,000 - \$594,000
Median Unit Price
18/06/2024 - 17/06/2025: \$609,000

Comparable Properties



101/2 Belsize Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 07/06/2025
Property Type: Unit
Land Size: 65 sqm approx



5/1012 Glen Huntly Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

2 1 1

Price: \$610,500
Method: Sold Before Auction
Date: 09/05/2025
Property Type: Apartment



4/4 Kokaribb Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$574,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Apartment