

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

1/10 Wattle Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between

\$880,000

&

\$960,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/07/2025

to

30/06/2026

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	1/19 Wild Cherry Rd ORMOND 3204	\$998,000	01/07/2026
2	3/47 Moonya Rd CARNEGIE 3163	\$950,000	30/05/2026
3	4/40 Royal Av GLEN HUNTLY 3163	\$980,000	05/03/2026

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:

22/08/2026 09:05

1/10 Wattle Avenue, Glen Huntly Vic 3163

Jack Slater
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3 1 2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median Unit Price
Year ending June 2026: \$660,000

Comparable Properties



1/19 Wild Cherry Rd ORMOND 3204 (REI)

Agent Comments

3 1 2

Price: \$998,000
Method: Private Sale
Date: 01/07/2026
Property Type: Unit
Land Size: 352 sqm approx



3/47 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 1 2

Price: \$950,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 292 sqm approx



4/40 Royal Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$980,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: Unit

Account - Slater & Levin



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