

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

101/28 Watson Grove, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$524,500

Property Type Unit

Suburb Glen Huntly

Period - From 22/08/2025

to 21/08/2026

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	7/2-4 Watson Gr GLEN HUNTLY 3163	\$510,000	06/08/2026
2	1/25 Holloway St ORMOND 3204	\$549,000	11/06/2026
3	7/13 Waratah Av GLEN HUNTLY 3163	\$550,000	05/06/2026

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 10:02

101/28 Watson Grove, Glen Huntly Vic 3163



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

22/08/2025 - 21/08/2026: \$524,500

Comparable Properties



7/2-4 Watson Gr GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 06/08/2026

Property Type: Unit



1/25 Holloway St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$549,000

Method: Auction Sale

Date: 11/06/2026

Property Type: Apartment



7/13 Waratah Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 05/06/2026

Property Type: Apartment

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