

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

16/1204 Glen Huntly Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$580,000

&

\$625,000

Median sale price

Median price \$632,000

Property Type Unit

Suburb Glen Huntly

Period - From 28/05/2024

to

27/05/2025

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	12/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$650,000	28/02/2025
2	19/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$672,000	24/02/2025
3	11/1204 Glen Huntly Rd GLEN HUNTLY 3163	\$679,000	08/01/2025

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:

28/05/2025 10:48



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$625,000

Median Unit Price

28/05/2024 - 27/05/2025: \$632,000

Comparable Properties



12/1204 Glen Huntly Rd GLEN HUNTLY 3163 (VG)

Agent Comments

 2  -  -

Price: \$650,000

Method: Sale

Date: 28/02/2025

Property Type: Strata Unit/Flat



19/1204 Glen Huntly Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  2

Price: \$672,000

Method: Private Sale

Date: 24/02/2025

Property Type: Apartment



11/1204 Glen Huntly Rd GLEN HUNTLY 3163 (VG)

Agent Comments

 2  -  -

Price: \$679,000

Method: Sale

Date: 08/01/2025

Property Type: Strata Unit/Flat

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