

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

2/15 Royal Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between

\$480,000

&

\$520,000

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	2/253 Grange Rd ORMOND 3204	\$497,000	18/07/2026
2	8/12 Maroona Rd CARNEGIE 3163	\$495,000	14/07/2026
3	4/3 Yendon Rd CARNEGIE 3163	\$495,000	20/04/2026

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:

10/08/2026 16:15



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
Year ending June 2026: \$660,000

Comparable Properties



2/253 Grange Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$497,000
Method: Auction Sale
Date: 18/07/2026
Property Type: Apartment



8/12 Maroona Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$495,000
Method: Private Sale
Date: 14/07/2026
Property Type: Apartment



4/3 Yendon Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000
Method: Private Sale
Date: 20/04/2026
Property Type: Apartment

Account - RT Edgar Boroondara | P: 88882000