

# 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

20/89 Neerim Road, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$780,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/01/2025

to

31/03/2025

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	1/66 Mimosa Rd CARNEGIE 3163	\$777,000	08/05/2025
2	5/17 Park Av GLEN HUNTLY 3163	\$793,000	04/05/2025
3	7/4-6 Wornack Rd CARNEGIE 3163	\$750,000	17/01/2025

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:

22/05/2025 09:22



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/66 Mimosa Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$777,000

**Method:** Auction Sale

**Date:** 08/05/2025

**Property Type:** Unit

**Land Size:** 204 sqm approx



**5/17 Park Av GLEN HUNTLY 3163 (REI)**

Agent Comments



**Price:** \$793,000

**Method:** Sold Before Auction

**Date:** 04/05/2025

**Property Type:** Unit



**7/4-6 Wornack Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 17/01/2025

**Property Type:** Unit