

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

25 Wattle Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Glen Huntly

Period - From 30/06/2025 to 29/06/2026 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	3/9 Wild Cherry Rd ORMOND 3204	\$950,000	12/06/2026
2	2/32 Dunoon St MURRUMBEENA 3163	\$1,051,000	27/02/2026
3	3/8 James St GLEN HUNTLY 3163	\$970,000	14/01/2026

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:

30/06/2026 10:15

25 Wattle Avenue, Glen Huntly Vic 3163

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2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median Townhouse Price
30/06/2025 - 29/06/2026: \$1,050,000

Comparable Properties



3/9 Wild Cherry Rd ORMOND 3204 (REI)

Agent Comments

3 1 1

Price: \$950,000
Method: Private Sale
Date: 12/06/2026
Property Type: Townhouse (Single)



2/32 Dunoon St MURRUMBEENA 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$1,051,000
Method: Auction Sale
Date: 27/02/2026
Property Type: Unit



3/8 James St GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$970,000
Method: Private Sale
Date: 14/01/2026
Property Type: Townhouse (Res)
Land Size: 148 sqm approx

Account - Slater & Levin



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