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	4/7 Huntly Street, Glen Huntly Vic 3163
Including suburb and	
postcode	

Indicative selling price

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

Range between \$480,000 & \$525,000	Range between	\$480,000	&	\$525,000
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Median sale price

Median price \$666,000	Property Type U	nit	Suburb	Glen Huntly
Period - From 01/04/2024	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

Address of comparable property		Price	Date of sale
1	22/1083 Glen Huntly Rd GLEN HUNTLY 3163	\$525,000	29/05/2025
2	117/9 Morton Av CARNEGIE 3163	\$510,000	06/05/2025
3	103/288 Hawthorn Rd CAULFIELD 3162	\$518,500	01/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/06/2025 11:33











Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$480,000 - \$525,000 **Median Unit Price** Year ending March 2025: \$666,000

Comparable Properties



22/1083 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

2

Agent Comments

Price: \$525,000 Method: Private Sale Date: 29/05/2025

Property Type: Apartment



117/9 Morton Av CARNEGIE 3163 (REI)

2





Agent Comments

Price: \$510,000 Method: Private Sale Date: 06/05/2025

Property Type: Apartment



103/288 Hawthorn Rd CAULFIELD 3162 (REI/VG)





Agent Comments

Price: \$518,500 Method: Private Sale Date: 01/05/2025

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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