

# 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

4/7 Huntly Street, 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 \$480,000

&

\$525,000

### Median sale price

Median price \$666,000

Property Type Unit

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	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 comparable properties 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)**

Agent Comments



**Price:** \$525,000

**Method:** Private Sale

**Date:** 29/05/2025

**Property Type:** Apartment



**117/9 Morton Av CARNEGIE 3163 (REI)**

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