

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

7/1a Royal Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/04/2026

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	2/19 Wyuna Rd CAULFIELD NORTH 3161	\$512,500	07/09/2026
2	6/33 Coorigil Rd CARNEGIE 3163	\$535,000	05/09/2026
3	9/27 Royal Av GLEN HUNTLY 3163	\$529,000	20/05/2026

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:

28/09/2026 13:47



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



2/19 Wyuna Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$512,500

Method: Private Sale

Date: 07/09/2026

Property Type: Unit



6/33 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$535,000

Method: Auction Sale

Date: 05/09/2026

Property Type: Apartment



9/27 Royal Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$529,000

Method: Private Sale

Date: 20/05/2026

Property Type: Apartment