

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

87 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,970,000

Property Type House

Suburb Glen Huntly

Period - From 05/07/2025

to

04/07/2026

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	111 Kambrook Rd CAULFIELD NORTH 3161	\$1,510,000	18/04/2026
2	78 Booran Rd GLEN HUNTLY 3163	\$1,600,000	11/04/2026
3	63 Miller St CARNEGIE 3163	\$1,560,000	07/01/2026

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:

05/07/2026 18:01



Property Type:

Agent Comments

Comparable Properties



111 Kambrook Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 536 sqm approx



78 Booran Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 639 sqm approx



63 Miller St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,560,000

Method: Private Sale

Date: 07/01/2026

Property Type: House (Res)

Land Size: 557 sqm approx

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