

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

2/17 FENTON STREET HUNTINGDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Huntingdale

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

1/17 FENTON STREET HUNTINGDALE VIC 3166	\$1,280,000	04-Oct-25
2/15 SHAFTON STREET HUNTINGDALE VIC 3166	\$1,400,000	11-Oct-25
3/13 SHAFTON STREET HUNTINGDALE VIC 3166	\$1,380,000	12-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 17 October 2025



**1/17 FENTON STREET
HUNTINGDALE VIC 3166**

4 2 2

Sold Price ^{RS} **\$1,280,000** Sold Date **04-Oct-25**

Distance **0km**

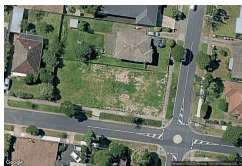


**2/15 SHAFTON STREET
HUNTINGDALE VIC 3166**

3 2 1

Sold Price ^{RS} **\$1,400,000** Sold Date **11-Oct-25**

Distance **0.36km**



**3/13 SHAFTON STREET
HUNTINGDALE VIC 3166**

4 - -

Sold Price **\$1,380,000** Sold Date **12-Jul-25**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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