

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

1/3 Garden Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/07/2025

to

30/09/2025

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	3/12 Mackay Av GLEN HUNTLY 3163	\$950,000	14/10/2025
2	2/29 Macgowan Av GLEN HUNTLY 3163	\$910,000	05/06/2025
3	1/11 Mackay Av GLEN HUNTLY 3163	\$912,500	20/09/2025

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:

30/10/2025 17:43



3 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
September quarter 2025: \$740,000

Comparable Properties

3/12 Mackay Av GLEN HUNTLY 3163 (REI)

Agent Comments

3 1 1

Price: \$950,000
Method:
Date: 14/10/2025
Property Type: Unit

2/29 Macgowan Av GLEN HUNTLY 3163 (REI)

Agent Comments

3 1 1

Price: \$910,000
Method:
Date: 05/06/2025
Property Type: Unit



1/11 Mackay Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$912,500
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222