

## 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

86/115 Neerim Road, 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

&

\$520,000

#### Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Glen Huntly

Period - From

28/01/2025

to

27/01/2026

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	146/115 Neerim Rd GLEN HUNTRY 3163	\$440,000	05/12/2025
2	91/115 Neerim Rd GLEN HUNTRY 3163	\$475,000	29/10/2025
3	165/115 Neerim Rd GLEN HUNTRY 3163	\$465,000	18/10/2025

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.~~

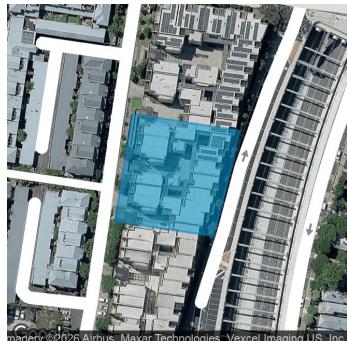
This Statement of Information was prepared on:

28/01/2026 10:39

Peter Liu

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**Property Type:**

Agent Comments

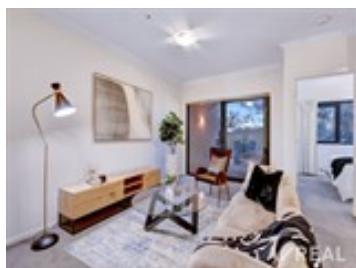
**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

28/01/2025 - 27/01/2026: \$582,500

## Comparable Properties



**146/115 Neerim Rd GLEN HUNTLY 3163 (VG)**



**Price:** \$440,000

**Method:** Sale

**Date:** 05/12/2025

**Property Type:** Strata Unit/Flat

Agent Comments



**91/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)**



**Price:** \$475,000

**Method:** Private Sale

**Date:** 29/10/2025

**Property Type:** Apartment

Agent Comments



**165/115 Neerim Rd GLEN HUNTLY 3163 (VG)**



**Price:** \$465,000

**Method:** Sale

**Date:** 18/10/2025

**Property Type:** Strata Unit/Flat

Agent Comments

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