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	97/115 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between $380,000 & $418,000

Median sale price

Median price $689,000 Property Type Unit Suburb Glen Huntly

Period - From 01/10/2025 to 31/12/2025 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	18/115 Neerim Rd GLEN HUNTLY 3163	$402,500	10/01/2026
2	46/115 Neerim Rd GLEN HUNTLY 3163	$410,000	10/12/2025
3	112/115 Neerim Rd GLEN HUNTLY 3163	$390,000	14/11/2025

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: 07/04/2026 16:11

97/115 Neerim Road, Glen Huntly Vic 3163



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$380,000 - $418,000
Median Unit Price
December quarter 2025: $689,000

Comparable Properties



18/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: $402,500
Method: Private Sale
Date: 10/01/2026
Property Type: Apartment

Agent Comments



46/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: $410,000
Method: Private Sale
Date: 10/12/2025
Property Type: Apartment

Agent Comments



112/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

2 1 1

Price: $390,000
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment

Agent Comments

Account - Ray White Carnegie | P: 03 9571 6777 | F: 03 8574 8899

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