

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

2/8 Rosedale Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$668,000 Property Type Unit Suburb Glen Huntly

Period - From 01/04/2025 to 31/03/2026 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 | 4/109 Grange Rd GLEN HUNTLY 3163 | \$225,000 | 03/05/2026 |
| 2 | 13/1083 Glen Huntly Rd GLEN HUNTLY 3163 | \$380,000 | 03/03/2026 |
| 3 | 5/133 Grange Rd GLEN HUNTLY 3163 | \$370,000 | 23/02/2026 |

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:

10/06/2026 14:09



 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

Year ending March 2026: \$668,000

Comparable Properties



4/109 Grange Rd GLEN HUNTLY 3163 (VG)

Agent Comments

 1
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Price: \$225,000

Method: Sale

Date: 03/05/2026

Property Type: Strata Unit/Flat

13/1083 Glen Huntly Rd GLEN HUNTLY 3163 (VG)

Agent Comments

 1
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Price: \$380,000

Method: Sale

Date: 03/03/2026

Property Type: Strata Unit/Flat



5/133 Grange Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$370,000

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment

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