

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

6/193 GRANGE ROAD GLEN HUNTLY VIC 3163

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Sep 2024

to

31 Aug 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

5/12 WATTLE AVENUE GLEN HUNTLY VIC 3163	\$780,000	08-May-25
5/17 PARK AVENUE GLEN HUNTLY VIC 3163	\$793,000	04-May-25
1/148 GRANGE ROAD CARNEGIE VIC 3163	\$780,000	11-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: 09 September 2025

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5/12 WATTLE AVENUE GLEN HUNTLY VIC 3163

 2  1  1

Sold Price

\$780,000

Sold Date **08-May-25**

Distance

0.13km



5/17 PARK AVENUE GLEN HUNTLY VIC 3163

 2  1  1

Sold Price

\$793,000

Sold Date **04-May-25**

Distance

0.06km



1/148 GRANGE ROAD CARNEGIE VIC 3163

 2  1  1

Sold Price

\$780,000

Sold Date

11-Jul-25

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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