

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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Oct 2024

to

30 Sep 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

2/12 MACKAY AVENUE GLEN HUNTLY VIC 3163	\$740,000	10-Sep-25
3/2 GARDEN AVENUE GLEN HUNTLY VIC 3163	\$745,100	05-Jul-25
4/4 HINTON ROAD GLEN HUNTLY VIC 3163	\$727,000	28-Jun-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: 22 October 2025

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2/12 MACKAY AVENUE GLEN HUNTLY VIC 3163
 2  1  1

Sold Price

\$740,000

Sold Date

10-Sep-25

Distance

0.29km

3/2 GARDEN AVENUE GLEN HUNTLY VIC 3163
 2  1  1

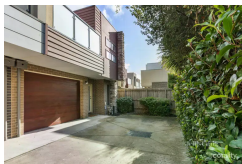
Sold Price

\$745,100

Sold Date

05-Jul-25

Distance

0.3km

4/4 HINTON ROAD GLEN HUNTLY VIC 3163
 2  2  1

Sold Price

\$727,000

Sold Date

28-Jun-25

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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