

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

1/11 Mackay Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price

\$679,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

01/04/2025

to

30/06/2025

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	4/6 Park Av GLEN HUNTLY 3163	\$875,000	12/07/2025
2	4/11 Mackay Av GLEN HUNTLY 3163	\$890,000	31/05/2025
3	1/31 Dorothy Av GLEN HUNTLY 3163	\$910,000	08/04/2025

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:

08/08/2025 18:40



3 1 1

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
June quarter 2025: \$679,000

Comparable Properties

4/6 Park Av GLEN HUNTLY 3163 (REI)

Agent Comments

3 1 1

Price: \$875,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Villa



4/11 Mackay Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$890,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit



1/31 Dorothy Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$910,000
Method: Private Sale
Date: 08/04/2025
Property Type: Unit

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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