

## 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

4/151 NEERIM ROAD GLEN HUNTLY VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Glen Huntly

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 2/38 TOOLAMBOOL ROAD CARNEGIE VIC 3163 | \$1,070,000 | 01-May-26 |
| 1/9 MACKAY AVENUE GLEN HUNTLY VIC 3163 | \$1,075,000 | 13-Jun-26 |
| 5 HEATH DRIVE GLEN HUNTLY VIC 3163     | \$1,051,000 | 14-Jun-26 |

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: 05 August 2026



## 2/38 TOOLAMBOOL ROAD CARNEGIE VIC 3163

3 3 2

Sold Price **\$1,070,000** Sold Date **01-May-26**

Distance **0.92km**



## 1/9 MACKAY AVENUE GLEN HUNTLY VIC 3163

3 2 1

Sold Price <sup>RS</sup> **\$1,075,000** Sold Date **13-Jun-26**

Distance **1.04km**



## 5 HEATH DRIVE GLEN HUNTLY VIC 3163

3 2 2

Sold Price <sup>RS</sup> **\$1,051,000** Sold Date **14-Jun-26**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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