

## 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

102/103 GRANGE 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

\$550,000

&

\$580,000

### 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 411/1242 GLEN HUNTLY ROAD CARNEGIE VIC 3163 | \$597,000 | 29-May-25 |
| 105/1256 GLEN HUNTLY ROAD CARNEGIE VIC 3163 | \$552,500 | 12-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: 16 October 2025



**411/1242 GLEN HUNTLY ROAD  
CARNEGIE VIC 3163**

 2  2  1

Sold Price

**\$597,000**

Sold Date

**29-May-25**

Distance

**0.21km**



**105/1256 GLEN HUNTLY ROAD  
CARNEGIE VIC 3163**

 2  2  1

Sold Price

**\$552,500**

Sold Date

**12-Jul-25**

Distance

**0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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