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	5 Culma Street, Glen Huntly Vic 3163

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,050,000 Property Type Townhouse Suburb Glen Huntly

Period - From 19/05/2025 to 18/05/2026 Source Property Data

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	1/1 Marara Rd CAULFIELD SOUTH 3162	$1,240,000	18/04/2026
2	1/208 Koornang Rd CARNEGIE 3163	$1,265,000	20/03/2026
3	2b Keeron St CAULFIELD SOUTH 3162	$1,295,000	19/11/2025

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: 19/05/2026 10:54

5 Culma Street, Glen Huntly Vic 3163

Jack Slater
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3 2 2

Rooms: 5
Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price
19/05/2025 - 18/05/2026: $1,050,000

Comparable Properties



1/1 Marara Rd CAULFIELD SOUTH 3162 (REI)

3 3 2

Price: $1,240,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)

Agent Comments



1/208 Koornang Rd CARNEGIE 3163 (REI/VG)

3 1 1

Price: $1,265,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)

Agent Comments



2b Keeron St CAULFIELD SOUTH 3162 (REI/VG)

3 2 2

Price: $1,295,000
Method: Private Sale
Date: 19/11/2025
Property Type: House

Agent Comments

Account - Slater & Levin

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