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<br>Including suburb and postcode | 4/11 PARK AVENUE 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 | $780,000 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $666,500 | Property type | Unit | Suburb | Glen Huntly |
| Period-from | 01 Jun 2025 | to | 31 May 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 |
|---|---|---|
| 3/10 ULUPNA ROAD ORMOND VIC 3204 | - | 10-Jun-26 |
| 1/6 WARATAH AVENUE GLEN HUNTLY VIC 3163 | $760,000 | 06-Jun-26 |
| 2/8 PARK AVENUE GLEN HUNTLY VIC 3163 | $790,000 | 03-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.~~

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**3/10 ULUPNA ROAD ORMOND VIC 3204**

2 1 1

Sold Price RS UN - Sold Date **10-Jun-26**

Distance **0.84km**



**1/6 WARATAH AVENUE GLEN HUNTLY VIC 3163**

2 1 2

Sold Price RS **$760,000** Sold Date **06-Jun-26**

Distance **0.36km**



**2/8 PARK AVENUE GLEN HUNTLY VIC 3163**

2 1 1

Sold Price RS **$790,000** Sold Date **03-Jun-26**

Distance **0.09km**

**RS** = Recent sale **UN** = Undisclosed Sale

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