HudsonBond
9840 7700
sales@hudsonbond.com.au

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	302/103 Grange Rd, Glen Huntly

Indicative selling price

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

Single price	$495,000

Median sale price

Median price	$633,000	Property type	Apartment	Suburb	Glen Huntly
Period - From	1/1/2026	to	31/3/2026	Source	REIV

Comparable property sales

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. 202/103 Grange Rd, Glen Huntly	$ 580,000	29/1/2026
2. 104/103 Grange Rd, Glen Huntly	$ 660,000	22/4/2026
3. 6/21 Royal Ave, Glen Huntly	$505,000	28/3/2026

This Statement of Information was prepared on: 29/06/2026

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Comparable properties



$ 580,000

202/103 Grange Rd, Glen Huntly, Victoria

DATE: 29/1/2026

PROPERTY TYPE: UNIT

2 2

1



$660,000

104/103 Grange Rd, Glen Huntly, Victoria

DATE: 22/4/2026

PROPERTY TYPE: UNIT

2 2

1



$505,000

6/21 Royal Ave, Glen Huntly, Victoria

DATE: 28/3/2026

PROPERTY TYPE:

2 1

1 50 sqm

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