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 | 5/20 Royal Avenue, Glen Huntly Vic 3163 |

## Indicative selling price

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

Range between $390,000 & $420,000

## Median sale price

Median price $610,000 Property Type Unit Suburb Glen Huntly

Period - From 01/04/2026 to 30/06/2026 Source REIV

## 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 | 1/138 Grange Rd CARNEGIE 3163 | $425,000 | 01/06/2026 |
| 2 | 12/373 Neerim Rd CARNEGIE 3163 | $425,000 | 19/05/2026 |
| 3 | 11/373 Neerim Rd CARNEGIE 3163 | $420,000 | 02/05/2026 |

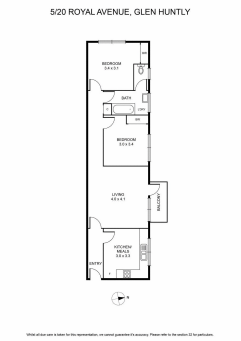
**OR**

~~**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: 15/08/2026 13:32

# 5/20 Royal Avenue, Glen Huntly Vic 3163

Nelson Alexander




2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$390,000 - $420,000
**Median Unit Price**
June quarter 2026: $610,000

## Comparable Properties



**1/138 Grange Rd CARNEGIE 3163 (REI/VG)**

2 1 1

**Price:** $425,000
**Method:** Private Sale
**Date:** 01/06/2026
**Property Type:** Unit

Agent Comments



**12/373 Neerim Rd CARNEGIE 3163 (REI/VG)**

2 1 1

**Price:** $425,000
**Method:** Private Sale
**Date:** 19/05/2026
**Property Type:** Unit

Agent Comments



**11/373 Neerim Rd CARNEGIE 3163 (VG)**

2 - -

**Price:** $420,000
**Method:** Sale
**Date:** 02/05/2026
**Property Type:** Strata Unit/Flat

Agent Comments

**Account** - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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