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	1/10 Wattle Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Single price $959,000

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	6/3-5 Newlyn St CAULFIELD 3162	$1,030,000	30/08/2026
2	1/28 Ulupna Rd ORMOND 3204	$965,000	29/07/2026
3	1/6 Judith St CARNEGIE 3163	$1,050,000	04/06/2026

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: 21/09/2026 10:27

1/10 Wattle Avenue, Glen Huntly Vic 3163

Jack Slater
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3 1 2

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$959,000
Median Unit Price
June quarter 2026: $610,000

Comparable Properties



6/3-5 Newlyn St CAULFIELD 3162 (REI)

3 2 2

Price: $1,030,000
Method: Auction Sale
Date: 30/08/2026
Property Type: Townhouse (Res)

Agent Comments



1/28 Ulupna Rd ORMOND 3204 (REI)

2 1 1

Price: $965,000
Method: Auction Sale
Date: 29/07/2026
Property Type: Villa

Agent Comments



1/6 Judith St CARNEGIE 3163 (REI)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 04/06/2026
Property Type: Unit
Land Size: 256 sqm approx

Agent Comments

Account - Slater & Levin

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