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	117/115 NEERIM ROAD 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	$410,000	~~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
18/115 NEERIM ROAD GLEN HUNTLY VIC 3163	$402,500	10-Jan-26
125/115 NEERIM ROAD GLEN HUNTLY VIC 3163	$435,000	24-Feb-26
141/115 NEERIM ROAD GLEN HUNTLY VIC 3163	$423,000	14-Apr-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.~~

This Statement of Information was prepared on: 17 June 2026

ONE AGENCY ERIC BROWN

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18/115 NEERIM ROAD GLEN HUNTLY VIC 3163

2 1 1

Sold Price **$402,500** Sold Date **10-Jan-26**

Distance **0km**



125/115 NEERIM ROAD GLEN HUNTLY VIC 3163

2 1 1

Sold Price **$435,000** Sold Date **24-Feb-26**

Distance **0km**



141/115 NEERIM ROAD GLEN HUNTLY VIC 3163

2 1 1

Sold Price **$423,000** Sold Date **14-Apr-26**

Distance **0km**

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

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