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	26 Station Place, Glen Huntly Vic 3163

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,755,000 Property Type House Suburb Glen Huntly

Period - From 01/01/2024 to 31/12/2024 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	2a Mackay Av GLEN HUNTLY 3163	$1,320,000	02/03/2025
2	1 Heywood St CAULFIELD NORTH 3161	$1,370,000	08/12/2024
3	589 North Rd ORMOND 3204	$1,200,000	09/11/2024

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: 17/03/2025 11:47

26 Station Place, Glen Huntly Vic 3163

Todd Dixon
0448 881 434
tdixon@buxton.com.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending December 2024: $1,755,000

Comparable Properties



2a Mackay Av GLEN HUNTLY 3163 (REI)

3 1 1

Price: $1,320,000
Method: Auction Sale
Date: 02/03/2025
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments



1 Heywood St CAULFIELD NORTH 3161 (REI)

3 1 2

Price: $1,370,000
Method: Auction Sale
Date: 08/12/2024
Property Type: House (Res)
Land Size: 515 sqm approx

Agent Comments



589 North Rd ORMOND 3204 (REI/VG)

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 368 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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