Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13/43 Royal Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Single price	N/A	or range between	$360,000	&	$390,000

Median sale price

Median price	$652,500	Property type	Unit	Suburb	Glen Huntly
Period - From	01/01/2024	to	31/12/2024	Source	REIV

Comparable property sales

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. 203/286 Neerim Rd CARNEGIE 3163	$395,000	24/02/2025
2. 15/28 Eumeralla Rd CAULFIELD SOUTH 3162	$400,000	06/12/2024
3. 307/2 Morton Av CARNEGIE 3163	$370,000	29/10/2024

This Statement of Information was prepared on: 14/04/2025