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	9 Hawson Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,490,000 Property Type House Suburb Glen Huntly

Period - From 07/08/2024 to 06/08/2025 Source Property Data

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 Chalmers St MCKINNON 3204	$2,118,000	17/05/2025
2	3 Hastings St MCKINNON 3204	$2,275,000	29/04/2025
3	64 Murray Rd MCKINNON 3204	$2,250,000	16/04/2025

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: 07/08/2025 14:24

9 Hawson Avenue, Glen Huntly Vic 3163

JellisCraig

Nick Renna
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4 3 6

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
07/08/2024 - 06/08/2025: $1,490,000

Comparable Properties



1 Chalmers St MCKINNON 3204 (REI)

3 2 2

Price: $2,118,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 640 sqm approx

Agent Comments



3 Hastings St MCKINNON 3204 (REI/VG)

4 3 2

Price: $2,275,000
Method: Private Sale
Date: 29/04/2025
Property Type: House
Land Size: 571 sqm approx

Agent Comments



64 Murray Rd MCKINNON 3204 (REI)

4 2 4

Price: $2,250,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 785 sqm approx

Agent Comments

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