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	3/8 James Street, Glen Huntly Vic 3163

Indicative selling price

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

Single price $979,000

Median sale price

Median price $1,107,500 Property Type Townhouse Suburb Glen Huntly

Period - From 13/12/2024 to 12/12/2025 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	3/173 Neerim Rd CARNEGIE 3163	$980,000	04/12/2025
2	2/1-3 Pearce St CAULFIELD SOUTH 3162	$918,000	03/12/2025
3	2/89 Oakleigh Rd CARNEGIE 3163	$932,500	10/09/2025

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: 13/12/2025 11:49

3/8 James Street, Glen Huntly Vic 3163

JellisCraig

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2 1 2

Property Type: Townhouse

Indicative Selling Price
$979,000
Median Townhouse Price
13/12/2024 - 12/12/2025: $1,107,500

Comparable Properties

3/173 Neerim Rd CARNEGIE 3163 (REI)

2 2 1

Price: $980,000
Method: Private Sale
Date: 04/12/2025
Property Type: Townhouse (Res)

Agent Comments



2/1-3 Pearce St CAULFIELD SOUTH 3162 (REI)

2 1 1

Price: $918,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: Unit

Agent Comments



2/89 Oakleigh Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $932,500
Method: Sold Before Auction
Date: 10/09/2025
Property Type: Townhouse (Res)

Agent Comments

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