

# 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

3/23 Royal Avenue, Glen Huntly, Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$630,000

&

\$690,000

### Median sale price

Median price

\$642,500

Property type

Unit

Suburb

Glen Huntly

Period - From

01/02/2026

to

30/04/2026

Source



### 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
2/41 Belsize Avenue, Carnegie, VIC 3163	\$640,000	05/03/2026
5/77 Oakleigh Road, Carnegie, VIC 3163	\$671,000	22/12/2025

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 05/05/2026