

# 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 86/115 Neerim Road, 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 \$425,000 & \$465,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Glen Huntly

Period - From 08/04/2025 to 07/04/2026 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	7/115 Neerim Rd GLEN HUNTLY 3163	\$450,000	13/02/2026
2	78/115 Neerim Rd GLEN HUNTLY 3163	\$445,000	12/02/2026
3	46/115 Neerim Rd GLEN HUNTLY 3163	\$410,000	10/12/2025

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: 08/04/2026 13:56



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

08/04/2025 - 07/04/2026: \$580,000

## Comparable Properties



7/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment



78/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment



46/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 10/12/2025

Property Type: Apartment

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