

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 2/8 Rosedale Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$592,450 Property Type Unit Suburb Glen Huntly

Period - From 07/05/2025 to 06/05/2026 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	3/8 Bond St CAULFIELD NORTH 3161	\$425,000	21/04/2026
2	118/1 Village Mews CAULFIELD NORTH 3161	\$383,000	14/04/2026
3	5/133 Grange Rd GLEN HUNTLY 3163	\$370,000	23/02/2026

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: 07/05/2026 14:16

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Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

07/05/2025 - 06/05/2026: \$592,450



Property Type: Unit

Agent Comments

Comparable Properties



3/8 Bond St CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 21/04/2026

Property Type: Apartment



118/1 Village Mews CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$383,000

Method: Private Sale

Date: 14/04/2026

Property Type: Apartment



5/133 Grange Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment

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