

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

21 MANCHESTER GROVE GLEN HUNTLY VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,080,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,830,000

Property type

House

Suburb

Glen Huntly

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

17 WINSTON DRIVE CAULFIELD SOUTH VIC 3162	\$2,200,000	21-May-26
8 BROOKLYN AVENUE CAULFIELD SOUTH VIC 3162	\$2,101,000	05-Jun-26
25 ALBERT ROAD CARNEGIE VIC 3163	\$2,110,000	09-May-26

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 6 months.~~

This Statement of Information was prepared on: 23 July 2026


17 WINSTON DRIVE CAULFIELD SOUTH VIC 3162

 Sold Price ^{RS} **\$2,200,000** ^{UN} Sold Date **21-May-26**
 4  2  2

 Distance **1.83km**

8 BROOKLYN AVENUE CAULFIELD SOUTH VIC 3162

 Sold Price ^{RS} **\$2,101,000** Sold Date **05-Jun-26**
 4  2  1

 Distance **1.84km**

25 ALBERT ROAD CARNEGIE VIC 3163

 Sold Price ^{RS} **\$2,110,000** ^{UN} Sold Date **09-May-26**
 4  3  1

 Distance **1.73km**
RS = Recent sale

UN = Undisclosed Sale

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