

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/3 ROSEDALE AVENUE, GLEN HUNTLY, VIC 3163

Indicative selling price

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

Single price

or range between

\$650,000

&

\$700,000

Median sale price

Median price

\$656,781

Property Type

Unit

Suburb

GLEN HUNTLY

Period - From

18/02/2025

to

18/02/2026

Source

Cotality

Comparable property sales

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

9/21 ROYAL AVENUE GLEN HUNTLY VIC 3163

\$480,000

14/11/2025

5/2-4 WATSON GROVE GLEN HUNTLY VIC 3163

\$610,000

22/10/2025

302/1177 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163

\$500,000

29/11/2025

This Statement of Information was prepared on: 18/02/2026