

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 9/27 Royal Avenue, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$689,000 Property Type Unit Suburb Glen Huntly

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	107/15 Manchester Gr GLEN HUNTLY 3163	\$520,000	09/12/2025
2	206/1177 Glen Huntly Rd GLEN HUNTLY 3163	\$560,000	24/10/2025
3	6/144 Booran Rd GLEN HUNTLY 3163	\$545,000	05/10/2025

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: 17/02/2026 10:02

9/27 Royal Avenue, Glen Huntly Vic 3163



 2  1  1

Rooms: 5
Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
December quarter 2025: \$689,000

Comparable Properties



107/15 Manchester Gr GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  2  1

Price: \$520,000
Method: Sold Before Auction
Date: 09/12/2025
Property Type: Apartment



206/1177 Glen Huntly Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$560,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: Apartment



6/144 Booran Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$545,000
Method: Private Sale
Date: 05/10/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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