

# 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

4/40 Royal Avenue, 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 \$850,000 & \$920,000

### 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	1/3 Garden Av GLEN HUNTLY 3163	\$936,000	06/12/2025
2	3/12 Mackay Av GLEN HUNTLY 3163	\$950,000	13/10/2025
3	1/11 Mackay Av GLEN HUNTLY 3163	\$912,500	20/09/2025

**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 09:06

4/40 Royal Avenue, Glen Huntly Vic 3163

Jack Slater  
0430 283 724  
jack@slaterlevin.com.au



3 1 1

Rooms: 4  
Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$920,000  
**Median Unit Price**  
December quarter 2025: \$689,000

## Comparable Properties



1/3 Garden Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$936,000  
Method: Auction Sale  
Date: 06/12/2025  
Property Type: Unit



3/12 Mackay Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$950,000  
Method: Private Sale  
Date: 13/10/2025  
Property Type: Unit



1/11 Mackay Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$912,500  
Method: Auction Sale  
Date: 20/09/2025  
Property Type: Unit

Account - Slater & Levin



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