

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

16/89 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$678,500

Property Type Unit

Suburb Glen Huntly

Period - From 01/01/2025

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	2/12 Park Av GLEN HUNTLY 3163	\$815,000	29/11/2025
2	9/12 Wyuna Rd CAULFIELD NORTH 3161	\$832,000	11/10/2025
3	2/14 St Huberts Rd CARNEGIE 3163	\$810,000	13/09/2025

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:

18/02/2026 13:49



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$820,000
Median Unit Price
Year ending December 2025: \$678,500

Comparable Properties



2/12 Park Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$815,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit



9/12 Wyuna Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

2 1 1

Price: \$832,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)



2/14 St Huberts Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$810,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)
Land Size: 102 sqm approx

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