

# 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

11/34 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 \$245,000 & \$260,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Glen Huntly

Period - From 05/02/2025 to 04/02/2026 Source Property Data

### 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	9/11 Holloway St ORMOND 3204	\$245,000	22/10/2025
2	9/21 Ulupna Rd ORMOND 3204	\$260,000	14/08/2025
3	9/34 Royal Av GLEN HUNTLY 3163	\$223,000	14/08/2025

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:

05/02/2026 10:13



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**Rooms:** 3  
**Property Type:** Block of Flats  
 Agent Comments

**Indicative Selling Price**  
 \$245,000 - \$260,000  
**Median Unit Price**  
 05/02/2025 - 04/02/2026: \$580,000

## Comparable Properties

9/11 Holloway St ORMOND 3204 (VG)

Agent Comments

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**Price:** \$245,000  
**Method:** Sale  
**Date:** 22/10/2025  
**Property Type:** Strata Unit/Flat



9/21 Ulupna Rd ORMOND 3204 (VG)

Agent Comments

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**Price:** \$260,000  
**Method:** Sale  
**Date:** 14/08/2025  
**Property Type:** Strata Unit/Flat

9/34 Royal Av GLEN HUNTLY 3163 (VG)

Agent Comments

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**Price:** \$223,000  
**Method:** Sale  
**Date:** 14/08/2025  
**Property Type:** Strata Unit/Flat

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