

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 86/115 Neerim Road, Glen Huntly Vic 3163

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$582,500 Property Type Unit Suburb Glen Huntly

Period - From 28/01/2025 to 27/01/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

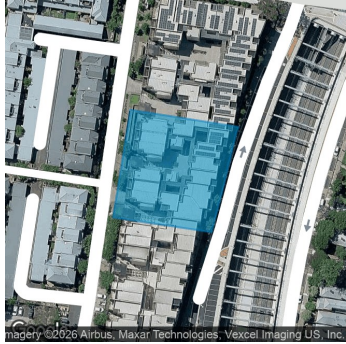
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	146/115 Neerim Rd GLEN HUNTLY 3163	\$440,000	05/12/2025
2	91/115 Neerim Rd GLEN HUNTLY 3163	\$475,000	29/10/2025
3	165/115 Neerim Rd GLEN HUNTLY 3163	\$465,000	18/10/2025

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: 28/01/2026 10:39



Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
28/01/2025 - 27/01/2026: \$582,500

Comparable Properties



146/115 Neerim Rd GLEN HUNTLY 3163 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 05/12/2025
Property Type: Strata Unit/Flat



91/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 29/10/2025
Property Type: Apartment



165/115 Neerim Rd GLEN HUNTLY 3163 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 18/10/2025
Property Type: Strata Unit/Flat

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