

# 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

2/1 Wattle 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 \$750,000 & \$800,000

### 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	2/20 Kingsley Pde CARNEGIE 3163	\$815,000	18/11/2025
2	1/89 Coorigil Rd CARNEGIE 3163	\$790,000	04/10/2025
3	2/12 Mackay Av GLEN HUNTLY 3163	\$740,000	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:

28/01/2026 09:39



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**Rooms:** 3  
**Property Type:** Unit  
[Agent Comments](#)

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median Unit Price**  
December quarter 2025: \$689,000

## Comparable Properties



**2/20 Kingsley Pde CARNEGIE 3163 (REI/VG)**

[Agent Comments](#)

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**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 18/11/2025  
**Property Type:** Unit



**1/89 Coorigil Rd CARNEGIE 3163 (REI)**

[Agent Comments](#)

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**Price:** \$790,000  
**Method:** Auction Sale  
**Date:** 04/10/2025  
**Property Type:** Unit



**2/12 Mackay Av GLEN HUNTLY 3163 (REI/VG)**

[Agent Comments](#)

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**Price:** \$740,000  
**Method:** Sold Before Auction  
**Date:** 13/09/2025  
**Property Type:** Unit

Account - Buxton | P: 03 9563 9933