

# 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 83/115 Neerim Road, 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)

Single price \$459,000

### 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	7/115 Neerim Rd GLEN HUNTLY 3163	\$450,000	13/02/2026
2	78/115 Neerim Rd GLEN HUNTLY 3163	\$445,000	12/02/2026
3	18/115 Neerim Rd GLEN HUNTLY 3163	\$402,500	10/01/2026

**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:

27/02/2026 15:48



2   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$459,000

**Median Unit Price**

Year ending December 2025: \$678,500

## Comparable Properties



**7/115 Neerim Rd GLEN HUNTLY 3163 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 13/02/2026

**Property Type:** Apartment



**78/115 Neerim Rd GLEN HUNTLY 3163 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** Apartment



**18/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$402,500

**Method:** Private Sale

**Date:** 10/01/2026

**Property Type:** Apartment

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