

## 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

6/205 GRANGE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$799,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Glen Huntly

Period-from

27 Aug 2025

to

27 Feb 2026

Source

Cotality

### 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 6 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

3/12 MACKAY AVENUE GLEN HUNTLY VIC 3163	\$950,000	14-Oct-25
1/287 KOORNANG ROAD CARNEGIE VIC 3163	\$850,000	16-Oct-25
3/17 COSY GUM ROAD CARNEGIE VIC 3163	\$821,000	29-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 27 February 2026



**3/12 MACKAY AVENUE GLEN HUNTLY VIC 3163**

3 1 1

Sold Price **\$950,000** Sold Date **14-Oct-25**

Distance **0.17km**



**1/287 KOORNANG ROAD CARNEGIE VIC 3163**

3 1 1

Sold Price **\$850,000** Sold Date **16-Oct-25**

Distance **0.91km**



**3/17 COSY GUM ROAD CARNEGIE VIC 3163**

3 1 2

Sold Price **\$821,000** Sold Date **29-Nov-25**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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