

## 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

7/13 Waratah Avenue, Glen Huntly Vic 3163

#### Indicative selling price

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

Range between

\$590,000

&

\$640,000

#### Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Glen Huntly

Period - From

22/01/2025

to

21/01/2026

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	2/33 Madden Av CARNEGIE 3163	\$630,000	16/12/2025
2	5/2-4 Watson Gr GLEN HUNTRY 3163	\$610,000	22/10/2025
3	8/240 Waverley Rd MALVERN EAST 3145	\$625,000	12/09/2025

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:

22/01/2026 10:05