

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

1/22 JUSTIN AVENUE GLENROY VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,625

Property type

Other

Suburb

Glenroy

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/2 KENNEDY STREET GLENROY VIC 3046	\$717,000	04-Sep-25
8 ANSELM GROVE GLENROY VIC 3046	\$738,500	01-Jul-25
2/34 WILLIAM STREET GLENROY VIC 3046	\$751,500	15-Jul-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: 22 September 2025



**2/2 KENNEDY STREET GLENROY
VIC 3046**

 2  2  1

Sold Price

^{RS} **\$717,000** Sold Date **04-Sep-25**

Distance **1.65km**



**8 ANSELM GROVE GLENROY VIC
3046**

 2  2  1

Sold Price

\$738,500 Sold Date **01-Jul-25**

Distance **1.81km**



**2/34 WILLIAM STREET GLENROY
VIC 3046**

 2  2  1

Sold Price

\$751,500 Sold Date **15-Jul-25**

Distance **2.2km**

RS = Recent sale

UN = Undisclosed Sale

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