

## 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

1/24 VIEW STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

2/80 VIEW STREET GLENROY VIC 3046	\$595,000	16-Dec-24
3/12 HILDA STREET GLENROY VIC 3046	\$625,000	25-Jan-25
2/117 HILTON STREET GLENROY VIC 3046	\$625,000	06-Feb-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: 20 May 2025



**2/80 VIEW STREET GLENROY VIC 3046** Sold Price **\$595,000** Sold Date **16-Dec-24**  
 3 2 2 Distance **0.49km**



**3/12 HILDA STREET GLENROY VIC 3046** Sold Price **\$625,000** Sold Date **25-Jan-25**  
 3 2 1 Distance **0.25km**



**2/117 HILTON STREET GLENROY VIC 3046** Sold Price Sold Date **06-Feb-25**  
 3 2 1 Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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