

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

1/29 MELBOURNE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2024

to

31 Jul 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

2/19 GLENROY ROAD GLENROY VIC 3046	\$745,000	20-Feb-25
1/19 ISLA AVENUE GLENROY VIC 3046	\$752,000	19-Jul-25
1/7 CALDWELL STREET GLENROY VIC 3046	\$750,000	29-May-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 August 2025



**2/19 GLENROY ROAD GLENROY
VIC 3046**

 3  2  1

Sold Price

\$745,000

Sold Date **20-Feb-25**

Distance

0.3km



**1/19 ISLA AVENUE GLENROY VIC
3046**

 3  2  1

Sold Price

^{RS} **\$752,000**

Sold Date **19-Jul-25**

Distance

0.4km



**1/7 CALDWELL STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

\$750,000

Sold Date **29-May-25**

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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