

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

1/40 BELAIR 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

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 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

1/29 MELBOURNE AVENUE GLENROY VIC 3046	\$760,000	20-Sep-25
1/56 PECHAM STREET GLENROY VIC 3046	\$788,000	26-Aug-25
2/64 FARVIEW STREET GLENROY VIC 3046	\$795,000	06-Sep-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: 18 October 2025



**1/29 MELBOURNE AVENUE
GLENROY VIC 3046**

 3  2  1

Sold Price

^{RS} **\$760,000** Sold Date **20-Sep-25**

Distance **1.95km**



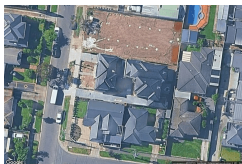
**1/56 PECHAM STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

\$788,000 Sold Date **26-Aug-25**

Distance **0.71km**



**2/64 FARVIEW STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

\$795,000 Sold Date **06-Sep-25**

Distance **2.03km**

RS = Recent sale

UN = Undisclosed Sale

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