

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

1/48 ISLA 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2024

to

31 Mar 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

1/66 PECHAM STREET GLENROY VIC 3046	\$735,000	14-Mar-25
30 VALENCIA STREET GLENROY VIC 3046	\$737,000	30-Nov-24
2/41 PROSPECT STREET GLENROY VIC 3046	\$760,000	12-Apr-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: 15 April 2025



**1/66 PECHAM STREET GLENROY
VIC 3046**

 3  1  1

Sold Price

^{RS}

\$735,000

Sold Date

14-Mar-25

Distance

1.88km



**30 VALENCIA STREET GLENROY
VIC 3046**

 3  1  2

Sold Price

\$737,000

Sold Date

30-Nov-24

Distance

0.45km



**2/41 PROSPECT STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS}

\$760,000

Sold Date

12-Apr-25

Distance

2.1km

RS = Recent sale

UN = Undisclosed Sale

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