

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

1/54 MAUDE 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

\$685,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

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

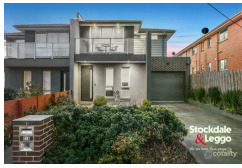
Date of sale

1/6 PROSPECT STREET GLENROY VIC 3046	\$725,000	04-Aug-25
4/21 CLOVELLY AVENUE GLENROY VIC 3046	\$738,000	27-May-25
3/9 PROSPECT STREET GLENROY VIC 3046	\$740,000	07-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: 04 October 2025



**1/6 PROSPECT STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

\$725,000

Sold Date **04-Aug-25**

Distance

1.95km



**4/21 CLOVELLY AVENUE
GLENROY VIC 3046**

 3  2  2

Sold Price

\$738,000

Sold Date **27-May-25**

Distance

2.24km



**3/9 PROSPECT STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

\$740,000

Sold Date **07-May-25**

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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