

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

1/7 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

\$795,000

&

\$855,000

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

1/36 ISLA AVENUE GLENROY VIC 3046	\$840,000	26-Apr-25
4/33 KENNEDY STREET GLENROY VIC 3046	\$830,000	20-Jun-25
23 MACKINNON GROVE GLENROY VIC 3046	\$853,500	16-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



1/36 ISLA AVENUE GLENROY VIC 3046

Sold Price

\$840,000

Sold Date

26-Apr-25



4



3



1

Distance

0.33km



4/33 KENNEDY STREET GLENROY VIC 3046

Sold Price

^{RS} **\$830,000**

Sold Date

20-Jun-25



4



3



1

Distance

1.78km



23 MACKINNON GROVE GLENROY VIC 3046

Sold Price

\$853,500

Sold Date

16-May-25



4



3



1

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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