

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

1/92 BEATTY 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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

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

3/47 VALENCIA STREET GLENROY VIC 3046

\$590,000

29-Oct-24

2/111 VIEW STREET GLENROY VIC 3046

\$601,000

21-Mar-25

1/10 SHEPHERD STREET GLENROY VIC 3046

\$620,000

09-Oct-24

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 April 2025



3/47 VALENCIA STREET GLENROY VIC 3046 Sold Price **\$590,000** Sold Date **29-Oct-24**

 3  1  1

Distance **0.94km**



2/111 VIEW STREET GLENROY VIC 3046 Sold Price ^{RS} **\$601,000** Sold Date **21-Mar-25**

 3  1  1

Distance **0.31km**



1/10 SHEPHERD STREET GLENROY VIC 3046 Sold Price **\$620,000** Sold Date **09-Oct-24**

 3  1  1

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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