

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

2/14 ILA STREET 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

\$600,000

&

\$660,000

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

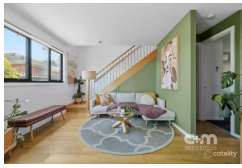
Date of sale

3/1 MEADOWBANK STREET GLENROY VIC 3046	\$610,000	02-Sep-25
3/29 MELBOURNE AVENUE GLENROY VIC 3046	\$615,000	02-Aug-25
1/205 WEST STREET GLENROY VIC 3046	\$655,000	14-Jun-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: 02 October 2025



**3/1 MEADOWBANK STREET
GLENROY VIC 3046**

 2  1  1

Sold Price

^{RS}

\$610,000

Sold Date

02-Sep-25

Distance

1.71km



**3/29 MELBOURNE AVENUE
GLENROY VIC 3046**

 2  1  1

Sold Price

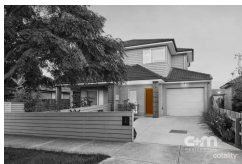
\$615,000

Sold Date

02-Aug-25

Distance

0.44km



**1/205 WEST STREET GLENROY VIC
3046**

 2  1  1

Sold Price

\$655,000

Sold Date

14-Jun-25

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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