

## 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

2/20 CLOVELLY AVENUE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$815,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,625

Property type

Other

Suburb

Glenroy

Period-from

01 Sep 2024

to

31 Aug 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

4A KIAMA STREET GLENROY VIC 3046	\$783,500	27-Mar-25
2/39 BEATTY AVENUE GLENROY VIC 3046	\$760,000	26-Jul-25
2/13 BECKET STREET SOUTH GLENROY VIC 3046	\$810,000	02-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: 08 September 2025



**4A KIAMA STREET GLENROY VIC 3046**

Sold Price

**\$783,500**

Sold Date

**27-Mar-25**

 3

 2

 1

Distance

**1km**



**2/39 BEATTY AVENUE GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**26-Jul-25**

 3

 2

 1

Distance

**1.45km**



**2/13 BECKET STREET SOUTH GLENROY VIC 3046**

Sold Price

**\$810,000**

Sold Date

**02-May-25**

 3

 2

 1

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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