

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

2/47 VALENCIA 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,500

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2024

to

31 May 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

7/2-4 MCKERCHAR STREET GLENROY VIC 3046	\$550,000	19-May-25
3/76 BEATTY AVENUE GLENROY VIC 3046	\$577,500	08-May-25
2/39-41 VALENCIA STREET GLENROY VIC 3046	\$590,000	08-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: 10 June 2025



**7/2-4 MCKERCHAR STREET
GLENROY VIC 3046**

 2  1  1

Sold Price

^{RS}

\$550,000

Sold Date

19-May-25

Distance

1.52km



**3/76 BEATTY AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS}

\$577,500

Sold Date

08-May-25

Distance

0.91km



**2/39-41 VALENCIA STREET
GLENROY VIC 3046**

 2  1  1

Sold Price

^{RS}

\$590,000

Sold Date

08-May-25

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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