

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

2/64 FARVIEW 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

\$700,000

&

\$770,000

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

2/19 GLENROY ROAD GLENROY VIC 3046	\$745,000	20-Feb-25
4/48 MAUDE AVENUE GLENROY VIC 3046	\$760,000	01-Jul-25
2/68 GOWRIE STREET GLENROY VIC 3046	\$770,000	01-Jul-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: 12 August 2025



**2/19 GLENROY ROAD GLENROY
VIC 3046**

 3  2  1

Sold Price

\$745,000

Sold Date **20-Feb-25**

Distance **0.15km**



**4/48 MAUDE AVENUE GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$760,000**

Sold Date **01-Jul-25**

Distance **0.72km**



**2/68 GOWRIE STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$770,000**

Sold Date **01-Jul-25**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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