

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

2/95 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

\$795,000

&

\$850,000

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

2/13 BECKET STREET SOUTH GLENROY VIC 3046	\$810,000	02-May-25
1/53 PECHAM STREET GLENROY VIC 3046	\$820,000	08-Jul-25
72 LANGTON STREET GLENROY VIC 3046	\$845,000	03-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: 18 August 2025



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

 3  2  1

Sold Price

\$810,000

Sold Date **02-May-25**

Distance

1.27km



**1/53 PECHAM STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

\$820,000

Sold Date **08-Jul-25**

Distance

1.35km



**72 LANGTON STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS} **\$845,000** ^{UN}

Sold Date **03-Jun-25**

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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