Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Including sub	Address ourb and oostcode	3/12 Becket Street South, 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 \$65		655,000			\$695,000						
Median sale price											
Median price	\$632,00	00		Property ty	pe Unit		Suburb	Glenroy			
Period - From	March 2	2025	to	Sept 2025	Source	REIV					
Single Pri Median sale Median price	price \$632,00	5,000		Property ty	\$695,000		- · ·				

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 six 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
1 4/2 Kennedy St GLENROY 3046	\$752,500	21/08/2025
2 4/48 Maude Av GLENROY 3046	\$760,000	01/07/2025
3 3/9 Prospect St GLENROY 3046	\$740,000	07/05/2025

B*	The estate agent or agent's representative reasonably believes that fewer the were sold within two kilometres of the property for sale in the last six months.	
	This Statement of Information was prepared on:	18.11.2025

