

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

3/16 LISTON ROAD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 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

3/70 HUBERT AVENUE GLENROY VIC 3046	\$625,000	02-Apr-25
1/10 LEONARD AVENUE GLENROY VIC 3046	\$620,000	18-Jun-25
3/76 GLENROY ROAD GLENROY VIC 3046	\$595,000	15-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: 30 July 2025



**3/70 HUBERT AVENUE GLENROY
VIC 3046**

 2  2  1

Sold Price

\$625,000

Sold Date

02-Apr-25

Distance

1.62km



**1/10 LEONARD AVENUE GLENROY
VIC 3046**

 2  2  1

Sold Price

^{RS} **\$620,000**

Sold Date

18-Jun-25

Distance

1.93km



**3/76 GLENROY ROAD GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$595,000**

Sold Date

15-Jul-25

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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