

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

3/22 JUSTIN 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

\$725,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2024

to

31 Oct 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

8 ANSELM GROVE GLENROY VIC 3046	\$738,500	01-Jul-25
1/22 JUSTIN AVENUE GLENROY VIC 3046	\$770,000	22-Oct-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: 19 November 2025



8 ANSELM GROVE GLENROY VIC 3046

Sold Price

\$738,500

Sold Date

01-Jul-25

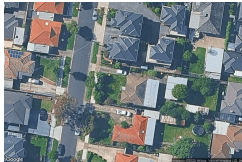
 2

 2

 1

Distance

1.84km



1/22 JUSTIN AVENUE GLENROY VIC 3046

Sold Price

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

Sold Date

22-Oct-25

 2

 2

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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