

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
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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

\$770,000 Sold Date 22-Oct-25

2 2 1

Distance 0km

RS = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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