

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

3/30 CHURCHILL STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2024

to

31 Aug 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

1/15 HARTINGTON STREET GLENROY VIC 3046	\$575,500	27-Jun-25
53A WIDFORD STREET GLENROY VIC 3046	\$600,000	17-Apr-25
3/10 ACACIA STREET GLENROY VIC 3046	\$610,000	26-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: 17 September 2025



**1/15 HARTINGTON STREET
GLENROY VIC 3046**

 3  1  1

Sold Price

\$575,500

Sold Date

27-Jun-25

Distance

0.41km



**53A WIDFORD STREET GLENROY
VIC 3046**

 3  -  1

Sold Price

\$600,000

Sold Date

17-Apr-25

Distance

0.24km



**3/10 ACACIA STREET GLENROY
VIC 3046**

 3  1  2

Sold Price

\$610,000

Sold Date

26-Jul-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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