

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

3/50 BELAIR 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 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

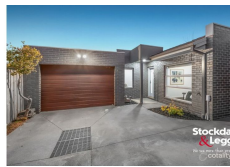
Date of sale

3/41 ANSELM GROVE GLENROY VIC 3046	\$650,000	10-Sep-25
3/12 YORK STREET GLENROY VIC 3046	\$657,500	07-Jul-25
10 STANLEY STREET GLENROY VIC 3046	\$716,500	05-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: 02 October 2025



3/41 ANSELM GROVE GLENROY VIC 3046

 3  1  2

Sold Price

^{RS} **\$650,000**

Sold Date

10-Sep-25

Distance

0.24km



3/12 YORK STREET GLENROY VIC 3046

 1  1  1

Sold Price

\$657,500

Sold Date

07-Jul-25

Distance

0.23km



10 STANLEY STREET GLENROY VIC 3046

 2  1  1

Sold Price

\$716,500

Sold Date

05-Jul-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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