

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

3/7 MITCHELL COURT 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

\$575,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

2/30 GEORGE STREET GLENROY VIC 3046	\$600,000	30-Jun-25
2/39-41 VALENCIA STREET GLENROY VIC 3046	\$590,000	22-Apr-25
3/14 HAROLD STREET GLENROY VIC 3046	\$600,000	18-Mar-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: 08 July 2025



**2/30 GEORGE STREET GLENROY
VIC 3046**

Sold Price

^{RS} **\$600,000**

Sold Date

30-Jun-25

 2

 1

 1

Distance

1.82km



**2/39-41 VALENCIA STREET
GLENROY VIC 3046**

Sold Price

\$590,000

Sold Date

22-Apr-25

 2

 1

 1

Distance

1.62km



**3/14 HAROLD STREET GLENROY
VIC 3046**

Sold Price

\$600,000

Sold Date

18-Mar-25

 2

 1

 1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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