Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Including sub	Address ourb and oostcode	3/8 L	3/8 Leonard 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 Pr	Single Price \$725,000				\$755,000						
Median sale price											
Median price	\$670,000		Property ty	rpe 3BR uni	3BR units		Glenroy				
Period - From	May 20)25	to	Oct 2025	Source	Rea.com					

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 six 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.	25A Mitchell Street, Glenroy	\$725,000	10.11.2025
2.	3/17 Apsley Street, Glenroy	\$730,000	22.9.2025
3.	1/7 Caldwell Street, Glenroy	\$750,000	29.5.2025

R *	—The estate agent or agent's representative reasonably believes that fewer than three comparable properties
	The estate agent of agents representative reasonably believes that lewer than three comparable properties
	were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13.11.2025

