

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 3/8 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 Price \$725,000 \$755,000

Median sale price

Median price \$670,000 Property type 3BR units Suburb Glenroy

Period - From May 2025 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

~~**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 six months.~~

This Statement of Information was prepared on: 13.11.2025