

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

3/84 ISLA 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Glenroy

Period-from

01 Aug 2024

to

31 Jul 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

3/7 CLOVELLY AVENUE GLENROY VIC 3046	\$548,200	11-Mar-25
2/29 HILDA STREET GLENROY VIC 3046	\$556,000	15-Jul-25
2/47 SADIE STREET GLENROY VIC 3046	\$564,000	10-May-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: 25 August 2025



3/7 CLOVELLY AVENUE GLENROY VIC 3046

 2  2  1

Sold Price

\$548,200

Sold Date

11-Mar-25

Distance

1.84km



2/29 HILDA STREET GLENROY VIC 3046

 2  2  1

Sold Price

\$556,000

Sold Date

15-Jul-25

Distance

0.04km



2/47 SADIE STREET GLENROY VIC 3046

 2  2  1

Sold Price

\$564,000

Sold Date

10-May-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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