

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 GLENDALE GROVE MCCRAE VIC 3938

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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Mccrae

Period-from

01 Aug 2025

to

31 Jul 2026

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

1-3 HAYES AVENUE ROSEBUD VIC 3939	\$700,000	26-May-26

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.

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GRANGER

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**1-3 HAYES AVENUE ROSEBUD VIC
3939**

Sold Price

^{RS}

\$700,000

Sold Date

26-May-26



2



1



2

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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