

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

4/33 CLOVELLY 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 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

2/919 PASCOE VALE ROAD GLENROY VIC 3046

\$500,000

23-May-25

3/3 HOWARD COURT GLENROY VIC 3046

\$500,000

04-Sep-25

3/90 WIDFORD STREET GLENROY VIC 3046

\$507,000

20-Sep-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: 06 October 2025



**2/919 PASCOE VALE ROAD
GLENROY VIC 3046**

 2  1  1

Sold Price

\$500,000

Sold Date **23-May-25**

Distance **1.08km**



**3/3 HOWARD COURT GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$500,000**

Sold Date **04-Sep-25**

Distance **1.74km**



**3/90 WIDFORD STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$507,000**

Sold Date **20-Sep-25**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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