

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

4/54A CHAPMAN 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

\$695,000

&

\$764,000

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

4/21 CLOVELLY AVENUE GLENROY VIC 3046	\$738,000	27-May-25
4/2 KENNEDY STREET GLENROY VIC 3046	\$752,500	21-Aug-25
2/39 BEATTY AVENUE GLENROY VIC 3046	\$760,000	26-Jul-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: 28 August 2025

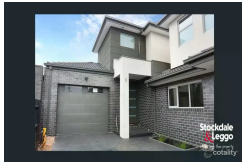


**4/21 CLOVELLY AVENUE
GLENROY VIC 3046**

 3  2  2

Sold Price **\$738,000** Sold Date **27-May-25**

Distance **0.27km**

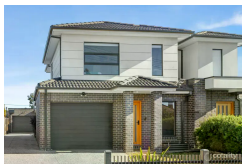


**4/2 KENNEDY STREET GLENROY
VIC 3046**

 3  2  1

Sold Price ^{RS} **\$752,500** Sold Date **21-Aug-25**

Distance **0.3km**



**2/39 BEATTY AVENUE GLENROY
VIC 3046**

 3  2  1

Sold Price ^{RS} **\$760,000** Sold Date **26-Jul-25**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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