

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

43/43A-45 MELBOURNE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Glenroy

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

2/8 LEONARD AVENUE GLENROY VIC 3046	-	07-Aug-26
1/4 ILLAWARRA STREET GLENROY VIC 3046	\$750,000	04-Apr-26
3/40 GLENROY ROAD GLENROY VIC 3046	\$737,000	25-Feb-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.~~

This Statement of Information was prepared on: 19 August 2026



2/8 LEONARD AVENUE GLENROY Sold Price
VIC 3046

 3  2  1

^{RS} - ^{UN} Sold Date **07-Aug-26**

Distance **0.34km**



1/4 ILLAWARRA STREET GLENROY Sold Price
VIC 3046

 3  2  2

\$750,000 Sold Date **04-Apr-26**

Distance **1.5km**



3/40 GLENROY ROAD GLENROY Sold Price
VIC 3046

 3  2  1

\$737,000 Sold Date **25-Feb-26**

Distance **0.22km**



2/36 LEONARD AVENUE GLENROY Sold Price
VIC 3046

 3  2  2

^{RS} **\$710,000** Sold Date **20-Jul-26**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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