

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 58 Moonee Boulevard, Glenroy, VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$815,000

Median sale price

Median price \$835,000 Property Type House Suburb Glenroy (3046)

Period - From 01/06/2025 to 30/11/2025 Source Cotality

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
71 AUGUSTINE TERRACE, GLENROY VIC 3046	\$820,000	11/10/2025
37 FRAN STREET, GLENROY VIC 3046	\$830,000	28/06/2025
742 PASCOE VALE ROAD, GLENROY VIC 3046	\$868,000	09/08/2025

This Statement of Information was prepared on: 15/12/2025