## **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	58 Moonee Boulevard, Glenroy, VIC 3046
postcode	

### Indicative selling price

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

Price Range	\$700,000	&	\$770,000
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#### Median sale price

Median price	\$835,000		Property Typ	e Hous	е	Suburb	Glenroy (3046)
Period - From	01/05/2025	to	31/10/2025	Source	Cotality		

## **Comparable property sales**

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
44 VALLEY CRESCENT, GLENROY VIC 3046	\$705,000	14/06/2025
3/50 BELAIR AVENUE, GLENROY VIC 3046	\$746,000	17/10/2025
168 HILTON STREET, GLENROY VIC 3046	\$740,000	27/06/2025

This Statement of Information was prepared on:	10/11/2025

