

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

8A SIM CRESCENT 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Glenroy

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

62 LEONARD AVENUE GLENROY VIC 3046	\$935,000	07-Dec-21
26A VICTORIA STREET GLENROY VIC 3046	\$950,000	09-Apr-25
56 GLADSTONE PARADE GLENROY VIC 3046	\$972,500	05-Apr-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 May 2025



**62 LEONARD AVENUE GLENROY
VIC 3046**

 4  2  1

Sold Price

\$935,000

Sold Date

07-Dec-21

Distance

1.88km



**26A VICTORIA STREET GLENROY
VIC 3046**

 4  3  1

Sold Price

^{RS} **\$950,000**

Sold Date

09-Apr-25

Distance

0.45km



**56 GLADSTONE PARADE
GLENROY VIC 3046**

 4  3  2

Sold Price

^{RS} **\$972,500**

Sold Date

05-Apr-25

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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