

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/12 FINCHLEY AVENUE, GLENROY, VIC 3046

Indicative selling price

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

Single price

or range between

\$950,000

&

\$1,100,000

Median sale price

Median price

\$798,000

Property Type

Townhouse

Suburb

GLENROY

Period - From

11/09/24

to

11/09/2025

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
37 MELBOURNE AVENUE, GLENROY, VIC 3046	\$1,125,000	07/11/2024
8A SIM CRESCENT, GLENROY, VIC 3046	\$965,000	24/05/2025
26A VICTORIA STREET, GLENROY, VIC 3046	\$950,000	09/04/2025

This Statement of Information was prepared on:

11/09/2025