

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

82 EVELL STREET 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$819,125

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 2025

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

33 ANSELM GROVE GLENROY VIC 3046	\$918,500	23-Jun-25
103 EAST STREET HADFIELD VIC 3046	\$950,000	12-Jul-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: 25 July 2025

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**33 ANSELM GROVE GLENROY VIC
3046**

Sold Price

RS

\$918,500

Sold Date

23-Jun-25

4



2



1

Distance

2.93km**103 EAST STREET HADFIELD VIC
3046**

Sold Price

RS

\$950,000

Sold Date

12-Jul-25

3



2



1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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