

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

3/30 BOURCHIER 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,500

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2024

to

31 May 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

| | | |
|---------------------------------------|-----------|-----------|
| 1B LYONS STREET GLENROY VIC 3046 | \$740,000 | 29-Jan-25 |
| 2/20 BARUNAH STREET HADFIELD VIC 3046 | \$728,100 | 16-Mar-25 |
| 2/19 GLENROY ROAD GLENROY VIC 3046 | \$745,000 | 20-Feb-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: 30 June 2025

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1B LYONS STREET GLENROY VIC 3046

Sold Price

\$740,000

Sold Date

29-Jan-25

 3

 2

 -

Distance

0.12km



2/20 BARUNAH STREET HADFIELD VIC 3046

Sold Price

\$728,100

Sold Date

16-Mar-25

 3

 2

 2

Distance

0.36km



2/19 GLENROY ROAD GLENROY VIC 3046

Sold Price

\$745,000

Sold Date

20-Feb-25

 3

 2

 1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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