

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

2/92 BEATTY AVENUE 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2024

to

30 Jun 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

4/48 MAUDE AVENUE GLENROY VIC 3046	\$760,000	01-Jul-25
48 ISLA AVENUE GLENROY VIC 3046	\$750,000	24-May-25
1/75 ISLA AVENUE GLENROY VIC 3046	\$746,000	07-Jun-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: 08 July 2025



4/48 MAUDE AVENUE GLENROY VIC 3046

 3  2  1

Sold Price

^{RS} **\$760,000**

Sold Date

01-Jul-25

Distance

0.9km



48 ISLA AVENUE GLENROY VIC 3046

 3  2  1

Sold Price

^{RS} **\$750,000**

Sold Date

24-May-25

Distance

0.6km



1/75 ISLA AVENUE GLENROY VIC 3046

 3  2  2

Sold Price

^{RS} **\$746,000**

Sold Date

07-Jun-25

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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