

## 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

1/30 WHEATSHEAF ROAD GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

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

2/18 HARTINGTON STREET GLENROY VIC 3046	\$467,000	05-Apr-25
2/6 GORDON COURT GLENROY VIC 3046	\$465,000	08-Apr-25
3/6 GORDON COURT GLENROY VIC 3046	\$465,000	07-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: 20 June 2025



### 2/18 HARTINGTON STREET GLENROY VIC 3046

 2
  1
  1

Sold Price **\$467,000** Sold Date **05-Apr-25**

Distance **1.05km**



### 2/6 GORDON COURT GLENROY VIC 3046

 2
  1
  1

Sold Price **\$465,000** Sold Date **08-Apr-25**

Distance **1.21km**



### 3/6 GORDON COURT GLENROY VIC 3046

 2
  1
  1

Sold Price Sold Date **07-Feb-25**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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