

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

8/2-4 MCKERCHAR 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

\$680,000

&

\$720,000

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

1/18 HILTON STREET HADFIELD VIC 3046	\$650,000	05-May-25
3A BOSTON STREET FAWKNER VIC 3060	\$670,000	29-Mar-25
2/23 VOLGA STREET HADFIELD VIC 3046	\$695,500	14-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: 10 July 2025

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**1/18 HILTON STREET HADFIELD
VIC 3046**

 3  2  1

Sold Price **\$650,000** Sold Date **05-May-25**

Distance **0.38km**

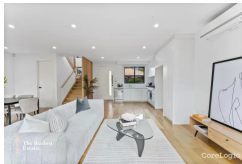


**3A BOSTON STREET FAWKNER
VIC 3060**

 3  2  1

Sold Price **\$670,000** Sold Date **29-Mar-25**

Distance **0.91km**



**2/23 VOLGA STREET HADFIELD
VIC 3046**

 3  2  1

Sold Price ^{RS} **\$695,500** Sold Date **14-Jun-25**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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