

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

1/22 PROSPECT 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

\$695,000

&

\$760,000

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

3/70 GLENROY ROAD GLENROY VIC 3046	\$720,000	27-Mar-25
4/21 CLOVELLY AVENUE GLENROY VIC 3046	\$738,000	27-May-25
2/41 PROSPECT STREET GLENROY VIC 3046	\$760,000	12-Apr-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: 23 June 2025



**3/70 GLENROY ROAD GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$720,000** Sold Date **27-Mar-25**

Distance **1.7km**



**4/21 CLOVELLY AVENUE
GLENROY VIC 3046**

 3  2  2

Sold Price

^{RS} **\$738,000** Sold Date **27-May-25**

Distance **0.41km**



**2/41 PROSPECT STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$760,000** Sold Date **12-Apr-25**

Distance **0.19km**

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

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