

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 CORRIGAN 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$819,125

Property type

House

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 ARGYLE STREET GLENROY VIC 3046	\$1,104,500	05-Feb-25
61 CHAPMAN AVENUE GLENROY VIC 3046	\$1,060,000	06-Mar-25
57 PLUMPTON AVENUE GLENROY VIC 3046	\$1,000,000	10-Jul-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: 15 July 2025



4 ARGYLE STREET GLENROY VIC 3046

 3  1  1

Sold Price

\$1,104,500

Sold Date

05-Feb-25

Distance

0.62km



61 CHAPMAN AVENUE GLENROY VIC 3046

 3  1  -

Sold Price

\$1,060,000

Sold Date

06-Mar-25

Distance

0.88km



57 PLUMPTON AVENUE GLENROY VIC 3046

 3  1  1

Sold Price

^{RS} **\$1,000,000**

Sold Date

10-Jul-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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