

## 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

2/88 WIDFORD STREET 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

\$600,000

&

\$660,000

### 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

Cotality

### 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

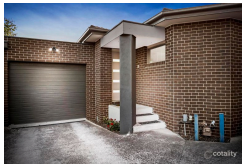
Date of sale

3/1 CHAPMAN AVENUE GLENROY VIC 3046	\$639,000	06-May-25
6/25 FREEMAN DRIVE GLENROY VIC 3046	\$645,000	20-Jun-25
2/116 VIEW STREET GLENROY VIC 3046	\$650,000	28-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: 22 July 2025



**3/1 CHAPMAN AVENUE GLENROY  
VIC 3046**

 3  1  1

Sold Price

**\$639,000**

Sold Date **06-May-25**

Distance **1.73km**



**6/25 FREEMAN DRIVE GLENROY  
VIC 3046**

 3  1  1

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date **20-Jun-25**

Distance **1.98km**



**2/116 VIEW STREET GLENROY VIC  
3046**

 3  1  1

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **28-Jun-25**

Distance **0.35km**

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

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