

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

2/55 MELBOURNE AVENUE 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

\$600,000

&

\$650,000

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

2/117 HILTON STREET GLENROY VIC 3046	\$625,000	06-Feb-25
92 BEATTY AVENUE GLENROY VIC 3046	\$632,000	19-May-25
3/12 HILDA STREET GLENROY VIC 3046	\$625,000	25-Jan-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.~~

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2/117 HILTON STREET GLENROY
VIC 3046

 3  2  1

Sold Price

\$625,000

Sold Date 06-Feb-25

Distance 0.37km



92 BEATTY AVENUE GLENROY VIC
3046

 3  2  2

Sold Price

^{RS} \$632,000

Sold Date 19-May-25

Distance 0.85km



3/12 HILDA STREET GLENROY VIC
3046

 3  2  1

Sold Price

\$625,000

Sold Date 25-Jan-25

Distance 0.71km

RS = Recent sale UN = Undisclosed Sale

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