

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

3/29 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

\$575,000

&

\$625,000

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

| | | |
|---------------------------------------|-----------|-----------|
| 3/14 HAROLD STREET GLENROY VIC 3046 | \$600,000 | 18-Mar-25 |
| 2/47 VALENCIA STREET GLENROY VIC 3046 | \$615,000 | 12-Jul-25 |
| 3/7 MITCHELL COURT GLENROY VIC 3046 | \$615,000 | 18-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: 21 July 2025



**3/14 HAROLD STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

\$600,000

Sold Date

18-Mar-25

Distance

0.81km



**2/47 VALENCIA STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$615,000**

Sold Date

12-Jul-25

Distance

0.27km



**3/7 MITCHELL COURT GLENROY
VIC 3046**

 2  1  1

Sold Price

Sold Date

18-Jul-25

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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