

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

3/25a Becket Street North, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$730,000

Median sale price

Median price

\$632,000

Property Type

Unit

Suburb

Glenroy

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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 six 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
1	1/77-79 Bindi St GLENROY 3046	\$725,000	02/06/2025
2	1/73 Leonard Av GLENROY 3046	\$732,000	15/04/2025
3			

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 six months.

This Statement of Information was prepared on:

08/08/2025 09:45

3/25a Becket Street North, Glenroy Vic 3046



Tayla Burr
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Indicative Selling Price
\$700,000 - \$730,000
Median Unit Price
June quarter 2025: \$632,000



3 2 2

Property Type: Townhouse
(Single)
Land Size: 222 sqm approx
Agent Comments

Comparable Properties



1/77-79 Bindi St GLENROY 3046 (REI)

Agent Comments

3 2 1

Price: \$725,000
Method: Private Sale
Date: 02/06/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 227 sqm approx



1/73 Leonard Av GLENROY 3046 (REI/VG)

Agent Comments

3 2 2

Price: \$732,000
Method: Private Sale
Date: 15/04/2025
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 232 sqm approx

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 six months.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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