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	3/25a Becket Street North, Glenroy Vic 3046
Including suburb and	·
postcode	
postcode	

Indicative selling price

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

Range between \$620,000	&	\$670,000
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Median sale price

Median price	\$632,000	Pro	perty Type U	nit		Suburb	Glenroy
Period - From	01/04/2025	to	30/06/2025	So	urce	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.

Add	ress of comparable property	Price	Date of sale
1	1/24 View St GLENROY 3046	\$646,500	11/06/2025

2	3/70 Hubert Av GLENROY 3046	\$625,000	08/04/2025
3	4/2 Argyle St GLENROY 3046	\$660,000	07/04/2025

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:	30/07/2025 11:46





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Indicative Selling Price \$620,000 - \$670,000 **Median Unit Price** June quarter 2025: \$632,000



Rooms: 6

Property Type: Townhouse (Res) Land Size: 219 sqm approx

Agent Comments

Comparable Properties



1/24 View St GLENROY 3046 (REI/VG)

Agent Comments

Price: \$646,500 Method: Private Sale Date: 11/06/2025

Rooms: 5

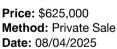
Property Type: Townhouse (Res) Land Size: 218 sqm approx

3/70 Hubert Av GLENROY 3046 (REI/VG)





Agent Comments



Rooms: 5

Property Type: Townhouse (Res) Land Size: 190 sqm approx

4/2 Argyle St GLENROY 3046 (REI/VG)

Price: \$660.000 Method: Private Sale

Date: 07/04/2025 Property Type: Townhouse (Single) Agent Comments

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





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