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	2/54A CHAPMAN 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Feb 2025	to	31 Jan 2026	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
4/54A CHAPMAN AVENUE GLENROY VIC 3046	$742,000	20-Sep-25
3/12 BECKET STREET SOUTH GLENROY VIC 3046	$720,000	05-Dec-25
2/15 VALENCIA STREET GLENROY VIC 3046	$710,550	09-Dec-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: 12 February 2026

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4/54A CHAPMAN AVENUE GLENROY VIC 3046

3 2 1

Sold Price **$742,000** Sold Date **20-Sep-25**

Distance **0km**



3/12 BECKET STREET SOUTH GLENROY VIC 3046

3 2 1

Sold Price **$720,000** Sold Date **05-Dec-25**

Distance **0.73km**



2/15 VALENCIA STREET GLENROY VIC 3046

2 2 1

Sold Price **$710,550** Sold Date **09-Dec-25**

Distance **1.98km**

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

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