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	3/17 FINCHLEY 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	$735,000	&	$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Mar 2025	to	28 Feb 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
3/40 JUSTIN AVENUE GLENROY VIC 3046	$700,000	03-Mar-26
3/40 GLENROY ROAD GLENROY VIC 3046	$737,000	04-Mar-26
2/54A CHAPMAN AVENUE GLENROY VIC 3046	$760,000	05-Mar-26

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: 11 March 2026

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3/40 JUSTIN AVENUE GLENROY VIC 3046

3 2 2

Sold Price **$700,000** Sold Date **03-Mar-26**

Distance **1.89km**



3/40 GLENROY ROAD GLENROY VIC 3046

3 2 1

Sold Price **$737,000** Sold Date **04-Mar-26**

Distance **0km**



2/54A CHAPMAN AVENUE GLENROY VIC 3046

3 2 1

Sold Price RS **$760,000** Sold Date **05-Mar-26**

Distance **0.45km**

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

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