Property Price Statement

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 14/11/26

Property offered for sale

Address
Including suburb and postcode: 1/85 EVELL STREET GLENROY VIC 3046

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
Unit	4	2	2	148m²	240m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $800,000

or

~~Range between~~ _____ ~~&~~ _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $800,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price: $640,000 Property type: Unit Suburb: Glenroy

Period: from 01 Nov 2025 to 31 Oct 2026 Source: Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within five kilometres** of the property for sale **in the last 18 months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
3/23 LEONARD AVENUE GLENROY VIC 3046	$750,000	02-Oct-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	4	2	1	-	160m²

Comparable property 2

Address	Sale price	Date of sale
2/23 LEONARD AVENUE GLENROY VIC 3046	$825,000	04-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	4	2	2	117m²	139m²

Comparable property 3

Address	Sale price	Date of sale
43 HUBERT AVENUE GLENROY VIC 3046	$856,300	09-Nov-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m²	Total land size m²
UNIT	4	2	1	110m²	157m²

Reason there are fewer than three comparable properties

☐ ~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

~~Explain the reason the agent or agent's representative believes that fewer than three comparable properties:~~

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	$_____
Unconditional sale date	_____/_____/_____

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3/23 LEONARD AVENUE GLENROY VIC 3046 Sold Price **$750,000** Sold Date **02-Oct-26**

UNIT

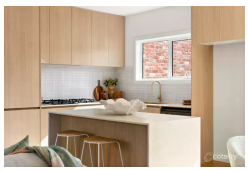
4 2 1 160m² - Distance **1.28km**



2/23 LEONARD AVENUE GLENROY VIC 3046 Sold Price **$825,000** Sold Date **04-Aug-26**

UNIT

4 2 2 139m² 117m² Distance **1.27km**



43 HUBERT AVENUE GLENROY VIC 3046 Sold Price RS **$856,300** Sold Date **09-Nov-26**

UNIT

4 2 1 157m² 110m² Distance **1.01km**

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

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