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	3/48 MAUDE 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	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
2/57 COSMOS STREET GLENROY VIC 3046	$708,000	22-Apr-25
8 ANSELM GROVE GLENROY VIC 3046	$738,500	01-Jul-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: 15 July 2025

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2/57 COSMOS STREET GLENROY VIC 3046

2 2 1

Sold Price RS $708,000 Sold Date 22-Apr-25

Distance 0.18km



8 ANSELM GROVE GLENROY VIC 3046

2 2 1

Sold Price RS $738,500 Sold Date 01-Jul-25

Distance 1.95km

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

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