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	4/33 KENNEDY STREET 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Jun 2024	to	31 May 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
2/36 PROSPECT STREET GLENROY VIC 3046	$770,000	30-Jan-25
1/36 ISLA AVENUE GLENROY VIC 3046	$840,000	26-Apr-25
76 TARANA AVENUE GLENROY VIC 3046	$833,000	-

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: 03 June 2025

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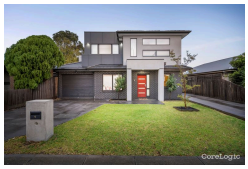
2/36 PROSPECT STREET GLENROY VIC 3046

4 3 1

Sold Price **$770,000** Sold Date **30-Jan-25**

Distance **0.19km**



1/36 ISLA AVENUE GLENROY VIC 3046

4 3 1

Sold Price RS **$840,000** Sold Date **26-Apr-25**

Distance **2.01km**



76 TARANA AVENUE GLENROY VIC 3046

4 3 1

Sold Price **$833,000** Sold Date **-**

Distance **0.6km**

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

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