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	2/97 PLUMPTON 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Glenroy
Period-from	01 May 2024	to	30 Apr 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
1/105 GLENROY ROAD GLENROY VIC 3046	$517,500	01-Feb-25
3/29 HILDA STREET GLENROY VIC 3046	$522,500	19-Feb-25
75 CARDINAL ROAD GLENROY VIC 3046	$550,000	11-Feb-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: 27 May 2025

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1/105 GLENROY ROAD GLENROY VIC 3046

2 1 1

Sold Price **$517,500** Sold Date **01-Feb-25**

Distance **0.58km**



3/29 HILDA STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$522,500** Sold Date **19-Feb-25**

Distance **1.37km**



75 CARDINAL ROAD GLENROY VIC 3046

2 1 1

Sold Price **$550,000** Sold Date **11-Feb-25**

Distance **0.65km**

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

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