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	2/47 VALENCIA 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$810,500	Property type	House	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
7/2-4 MCKERCHAR STREET GLENROY VIC 3046	$550,000	19-May-25
3/76 BEATTY AVENUE GLENROY VIC 3046	$577,500	08-May-25
2/39-41 VALENCIA STREET GLENROY VIC 3046	$590,000	08-May-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: 10 June 2025

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7/2-4 MCKERCHAR STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$550,000** Sold Date **19-May-25**

Distance **1.52km**



3/76 BEATTY AVENUE GLENROY VIC 3046

2 1 1

Sold Price RS **$577,500** Sold Date **08-May-25**

Distance **0.91km**



2/39-41 VALENCIA STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$590,000** Sold Date **08-May-25**

Distance **0.06km**

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

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