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	3/16 LISTON ROAD 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	$580,000	&	$630,000

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	Cotality

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
3/70 HUBERT AVENUE GLENROY VIC 3046	$625,000	02-Apr-25
1/10 LEONARD AVENUE GLENROY VIC 3046	$620,000	18-Jun-25
3/76 GLENROY ROAD GLENROY VIC 3046	$595,000	15-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: 30 July 2025

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3/70 HUBERT AVENUE GLENROY VIC 3046

2 2 1

Sold Price **$625,000** Sold Date **02-Apr-25**

Distance **1.62km**



1/10 LEONARD AVENUE GLENROY VIC 3046

2 2 1

Sold Price RS **$620,000** Sold Date **18-Jun-25**

Distance **1.93km**



3/76 GLENROY ROAD GLENROY VIC 3046

2 1 1

Sold Price RS **$595,000** Sold Date **15-Jul-25**

Distance **1.92km**

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

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