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	2/64 FARVIEW 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$576,250	Property type	Unit	Suburb	Glenroy
Period-from	01 Aug 2024	to	31 Jul 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
2/19 GLENROY ROAD GLENROY VIC 3046	$745,000	20-Feb-25
4/48 MAUDE AVENUE GLENROY VIC 3046	$760,000	01-Jul-25
2/68 GOWRIE STREET GLENROY VIC 3046	$770,000	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: 12 August 2025

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2/19 GLENROY ROAD GLENROY VIC 3046

3 2 1

Sold Price **$745,000** Sold Date **20-Feb-25**

Distance **0.15km**



4/48 MAUDE AVENUE GLENROY VIC 3046

3 2 1

Sold Price RS **$760,000** Sold Date **01-Jul-25**

Distance **0.72km**



2/68 GOWRIE STREET GLENROY VIC 3046

3 2 1

Sold Price RS **$770,000** Sold Date **01-Jul-25**

Distance **1.35km**

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

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