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	3/84 ISLA 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	$535,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,000	Property type	House	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
3/7 CLOVELLY AVENUE GLENROY VIC 3046	$548,200	11-Mar-25
2/29 HILDA STREET GLENROY VIC 3046	$556,000	15-Jul-25
2/47 SADIE STREET GLENROY VIC 3046	$564,000	10-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: 25 August 2025

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3/7 CLOVELLY AVENUE GLENROY VIC 3046

2 2 1

Sold Price **$548,200** Sold Date **11-Mar-25**

Distance **1.84km**



2/29 HILDA STREET GLENROY VIC 3046

2 2 1

Sold Price **$556,000** Sold Date **15-Jul-25**

Distance **0.04km**



2/47 SADIE STREET GLENROY VIC 3046

2 2 1

Sold Price **$564,000** Sold Date **10-May-25**

Distance **0.97km**

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

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