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<br>Including suburb and postcode | 1/22 JUSTIN 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 | $725,000 | & | $775,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $818,625 | Property type | Other | Suburb | Glenroy |
| Period-from | 01 Sep 2024 | to | 31 Aug 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 |
|---|---|---|
| 2/2 KENNEDY STREET GLENROY VIC 3046 | $717,000 | 04-Sep-25 |
| 8 ANSELM GROVE GLENROY VIC 3046 | $738,500 | 01-Jul-25 |
| 2/34 WILLIAM STREET GLENROY VIC 3046 | $751,500 | 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: 22 September 2025

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**2/2 KENNEDY STREET GLENROY VIC 3046**

2 2 1

Sold Price RS $717,000 Sold Date **04-Sep-25**

Distance **1.65km**



**8 ANSELM GROVE GLENROY VIC 3046**

2 2 1

Sold Price $738,500 Sold Date **01-Jul-25**

Distance **1.81km**



**2/34 WILLIAM STREET GLENROY VIC 3046**

2 2 1

Sold Price $751,500 Sold Date **15-Jul-25**

Distance **2.2km**

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

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