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	3/50 BELAIR 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,500	Property type	Unit	Suburb	Glenroy
Period-from	01 Oct 2024	to	30 Sep 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
3/41 ANSELM GROVE GLENROY VIC 3046	$650,000	10-Sep-25
3/12 YORK STREET GLENROY VIC 3046	$657,500	07-Jul-25
10 STANLEY STREET GLENROY VIC 3046	$716,500	05-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: 02 October 2025

Kirby Cuomo
M 0416519611
E hello@cplusm.com.au



3/41 ANSELM GROVE GLENROY VIC 3046

3 1 2

Sold Price RS $650,000 Sold Date 10-Sep-25

Distance 0.24km



3/12 YORK STREET GLENROY VIC 3046

1 1 1

Sold Price $657,500 Sold Date 07-Jul-25

Distance 0.23km



10 STANLEY STREET GLENROY VIC 3046

2 1 1

Sold Price $716,500 Sold Date 05-Jul-25

Distance 0.81km

RS = Recent sale UN = Undisclosed Sale

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