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	2/14 ILA 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	$585,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Nov 2024	to	31 Oct 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
3/29 MELBOURNE AVENUE GLENROY VIC 3046	$615,000	02-Aug-25
3/76 GLENROY ROAD GLENROY VIC 3046	$595,000	05-Jul-25
2/254 HILTON STREET GLENROY VIC 3046	$587,500	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: 14 November 2025

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3/29 MELBOURNE AVENUE GLENROY VIC 3046

2 1 1

Sold Price **$615,000** Sold Date **02-Aug-25**

Distance **0.44km**



3/76 GLENROY ROAD GLENROY VIC 3046

2 1 1

Sold Price **$595,000** Sold Date **05-Jul-25**

Distance **0.56km**



2/254 HILTON STREET GLENROY VIC 3046

2 1 1

Sold Price **$587,500** Sold Date **15-Jul-25**

Distance **1.96km**

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

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