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	1/54 MAUDE 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	$685,000	&	$745,000

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
1/6 PROSPECT STREET GLENROY VIC 3046	$725,000	04-Aug-25
4/21 CLOVELLY AVENUE GLENROY VIC 3046	$738,000	27-May-25
3/9 PROSPECT STREET GLENROY VIC 3046	$740,000	07-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: 04 October 2025

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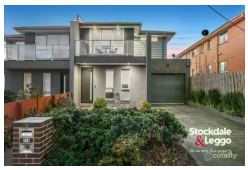

1/6 PROSPECT STREET GLENROY VIC 3046

3 2 2

Sold Price **$725,000** Sold Date **04-Aug-25**

Distance **1.95km**



4/21 CLOVELLY AVENUE GLENROY VIC 3046

3 2 2

Sold Price **$738,000** Sold Date **27-May-25**

Distance **2.24km**



3/9 PROSPECT STREET GLENROY VIC 3046

3 2 2

Sold Price **$740,000** Sold Date **07-May-25**

Distance **1.99km**

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

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