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	4/33 CLOVELLY 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	$445,000	&	$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	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
4/26 GLADSTONE PARADE GLENROY VIC 3046	$470,000	08-Aug-25
3/5 CLOVELLY AVENUE GLENROY VIC 3046	$450,000	02-Jul-25
1/882 PASCOE VALE ROAD GLENROY VIC 3046	$485,000	24-Oct-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: 30 October 2025

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4/26 GLADSTONE PARADE GLENROY VIC 3046

2 1 1

Sold Price **$470,000** Sold Date **08-Aug-25**

Distance **0.21km**



3/5 CLOVELLY AVENUE GLENROY VIC 3046

2 1 1

Sold Price **$450,000** Sold Date **02-Jul-25**

Distance **0.38km**



1/882 PASCOE VALE ROAD GLENROY VIC 3046

2 1 1

Sold Price RS **$485,000** Sold Date **24-Oct-25**

Distance **0.88km**

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

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