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	2/19 ANSELM GROVE 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	&	$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,000	Property type	Other	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
4/2 KENNEDY STREET GLENROY VIC 3046	$752,500	21-Aug-25
2/39 BEATTY AVENUE GLENROY VIC 3046	$760,000	26-Jul-25
2/30 HAROLD STREET GLENROY VIC 3046	$770,000	16-Aug-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: 13 October 2025

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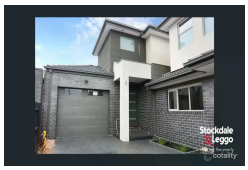

4/2 KENNEDY STREET GLENROY VIC 3046

3 2 1

Sold Price **$752,500** Sold Date **21-Aug-25**

Distance **0.79km**



2/39 BEATTY AVENUE GLENROY VIC 3046

3 2 1

Sold Price **$760,000** Sold Date **26-Jul-25**

Distance **1.13km**



2/30 HAROLD STREET GLENROY VIC 3046

3 2 2

Sold Price **$770,000** Sold Date **16-Aug-25**

Distance **1.17km**

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

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