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	1/40 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	$725,000	&	$795,000

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
1/29 MELBOURNE AVENUE GLENROY VIC 3046	$760,000	20-Sep-25
1/56 PECHAM STREET GLENROY VIC 3046	$788,000	26-Aug-25
2/64 FARVIEW STREET GLENROY VIC 3046	$795,000	06-Sep-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: 18 October 2025

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1/29 MELBOURNE AVENUE GLENROY VIC 3046

3 2 1

Sold Price RS **$760,000** Sold Date **20-Sep-25**

Distance **1.95km**



1/56 PECHAM STREET GLENROY VIC 3046

3 2 2

Sold Price **$788,000** Sold Date **26-Aug-25**

Distance **0.71km**



2/64 FARVIEW STREET GLENROY VIC 3046

3 2 1

Sold Price **$795,000** Sold Date 06-Sep-25

Distance **2.03km**

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

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