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<br>Including suburb and postcode | 2A RIDGEWAY 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 | & | $735,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $835,000 | Property type | House | Suburb | Glenroy |
| Period-from | 01 Dec 2024 | to | 30 Nov 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 |
|---|---|---|
| 3/25A BECKET STREET NORTH GLENROY VIC 3046 | $716,000 | 12-Aug-25 |
| 1/6 PROSPECT STREET GLENROY VIC 3046 | $725,000 | 04-Aug-25 |
| 18 COUPLING WAY GLENROY VIC 3046 | $650,000 | 19-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: 04 December 2025

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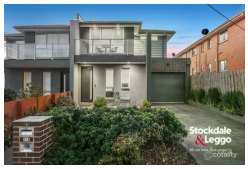
**3/25A BECKET STREET NORTH GLENROY VIC 3046**

3 2 1

Sold Price **$716,000** Sold Date **12-Aug-25**

Distance **0.22km**



**1/6 PROSPECT STREET GLENROY VIC 3046**

3 2 2

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

Distance **1.23km**



**18 COUPLING WAY GLENROY VIC 3046**

3 2 2

Sold Price **$650,000** Sold Date **19-Sep-25**

Distance **0.31km**

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

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