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	1/47 SADIE STREET 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	$580,000	&	$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	House	Suburb	Glenroy
Period-from	01 Nov 2024	to	31 Oct 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
1/11 LYONS STREET GLENROY VIC 3046	$647,000	21-Jun-25
1/8 VIEW STREET GLENROY VIC 3046	$590,000	05-Nov-25
77A JOHN STREET GLENROY VIC 3046	$645,000	01-Mar-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: 20 November 2025

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1/11 LYONS STREET GLENROY VIC 3046

3 1 1

Sold Price **$647,000** Sold Date **21-Jun-25**

Distance **0.57km**



1/8 VIEW STREET GLENROY VIC 3046

3 1 -

Sold Price RS **$590,000** Sold Date **05-Nov-25**

Distance **0.65km**



77A JOHN STREET GLENROY VIC 3046

3 1 1

Sold Price **$645,000** Sold Date **01-Mar-25**

Distance **0.03km**

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

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