Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/25 ISLA 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	$498,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Glenroy
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
14/85 CHAPMAN AVENUE GLENROY VIC 3046	$525,000	31-Jan-25
3/29 HILDA STREET GLENROY VIC 3046	$522,500	19-Feb-25
3/6 GORDON COURT GLENROY VIC 3046	$465,000	07-Feb-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months~~.

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14/85 CHAPMAN AVENUE GLENROY VIC 3046

2 1 1

Sold Price 525000 Sold Date 31-Jan-25

Distance 1.77km



3/29 HILDA STREET GLENROY VIC 3046

2 1 1

Sold Price RS 522500 Sold Date 19-Feb-25

Distance 0.53km



3/6 GORDON COURT GLENROY VIC 3046

2 1 1

Sold Price 465000 Sold Date 07-Feb-25

Distance 0.9km

RS = Recent sale UN = Undisclosed Sale

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