

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

2/15 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

\$700,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,625

Property type

Other

Suburb

Glenroy

Period-from

01 Sep 2024

to

31 Aug 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
3/48 MAUDE AVENUE GLENROY VIC 3046	\$720,000	08-Sep-25
2/92 BEATTY AVENUE GLENROY VIC 3046	\$710,000	10 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: 12 September 2025



3/25A BECKET STREET NORTH GLENROY VIC 3046

 3  2  1

Sold Price

^{RS} - Sold Date **12-Aug-25**

Distance **2.61km**



3/48 MAUDE AVENUE GLENROY VIC 3046

 3  2  1

Sold Price

^{RS} **\$720,000** Sold Date **08-Sep-25**

Distance **0.56km**



2/92 BEATTY AVENUE GLENROY VIC 3046

 3  2  2

Sold Price

- Sold Date -

Distance **1.3km**

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

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