

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

20 VIEW 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

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

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 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

49 BECKET STREET NORTH GLENROY VIC 3046	\$770,000	23-Sep-25
1 BOURCHIER STREET GLENROY VIC 3046	\$722,000	30-Aug-25
46 DALEY STREET GLENROY VIC 3046	\$725,000	02-May-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.~~

This Statement of Information was prepared on: 14 October 2025

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**49 BECKET STREET NORTH
GLENROY VIC 3046**

 2  1  1

Sold Price

^{RS}770000

Sold Date 23-Sep-25

Distance 1.98km



**1 BOURCHIER STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS}722000

Sold Date 30-Aug-25

Distance 0.81km



**46 DALEY STREET GLENROY VIC
3046**

 1  1  1

Sold Price

725000

Sold Date 02-May-25

Distance 0.22km

RS = Recent sale UN = Undisclosed Sale

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