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	3/30 BOURCHIER 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	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
3/85 EVELL STREET GLENROY VIC 3046	$753,000	06-Oct-25
3/48 MAUDE AVENUE GLENROY VIC 3046	$720,000	08-Sep-25
2/23 VOLGA STREET HADFIELD VIC 3046	$695,500	14-Jun-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: 10 November 2025

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3/85 EVELL STREET GLENROY VIC 3046

3 3 1

Sold Price RS $753,000 Sold Date 06-Oct-25

Distance 0.53km



3/48 MAUDE AVENUE GLENROY VIC 3046

3 2 1

Sold Price RS $720,000 Sold Date 08-Sep-25

Distance 0.26km



2/23 VOLGA STREET HADFIELD VIC 3046

3 2 1

Sold Price $695,500 Sold Date 14-Jun-25

Distance 0.77km

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

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