

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

1/4 ILLAWARRA 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2024

to

30 Nov 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

4/54A CHAPMAN AVENUE GLENROY VIC 3046	\$742,000	20-Sep-25
1/29 MELBOURNE AVENUE GLENROY VIC 3046	\$760,000	20-Sep-25
2/3 ACACIA STREET GLENROY VIC 3046	\$770,000	22-Nov-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: 16 December 2025


**4/54A CHAPMAN AVENUE
GLENROY VIC 3046**
 3  2  1

Sold Price

\$742,000

Sold Date **20-Sep-25**

Distance

0.48km

**1/29 MELBOURNE AVENUE
GLENROY VIC 3046**
 3  2  1

Sold Price

^{RS} **\$760,000**

Sold Date **20-Sep-25**

Distance

1.62km

**2/3 ACACIA STREET GLENROY VIC
3046**
 3  2  2

Sold Price

^{RS} **\$770,000**

Sold Date **22-Nov-25**

Distance

0.83km
RS = Recent sale

UN = Undisclosed Sale

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