

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

1/80 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

\$629,000

or range
between

&

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

3/10 ACACIA STREET GLENROY VIC 3046	\$610,000	26-Jul-25
4/60 WARD STREET GLENROY VIC 3046	\$610,000	21-Oct-25
3/81 MORLEY STREET GLENROY VIC 3046	\$627,500	28-Aug-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: 18 December 2025

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**3/10 ACACIA STREET GLENROY
VIC 3046**

 3  1  2

Sold Price

\$610,000

Sold Date

26-Jul-25

Distance

1.13km



4/60 WARD STREET GLENROY VIC 3046

 3  2  1

Sold Price

Sold Date

21-Oct-25

Distance

1.19km



**3/81 MORLEY STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

\$627,500

Sold Date

28-Aug-25

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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