

## 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

73 EVELL STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Glenroy

Period-from

01 Jan 2025

to

31 Dec 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

7 APSLEY STREET GLENROY VIC 3046	\$1,230,000	06-Dec-25
80 DENYS STREET FAWKNER VIC 3060	\$1,140,000	29-Nov-25
19 TASSELL STREET HADFIELD VIC 3046	\$1,257,000	08-Nov-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.~~

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7 APSLEY STREET GLENROY VIC  
3046

 4  2  2

Sold Price

<sup>RS</sup> 1230000

Sold Date 06-Dec-25

Distance 1.75km



80 DENYS STREET FAWKNER VIC  
3060

 4  1  3

Sold Price

<sup>RS</sup> 1140000

Sold Date 29-Nov-25

Distance 1.85km



19 TASSELL STREET HADFIELD VIC  
3046

 3  2  3

Sold Price

1257000

Sold Date 08-Nov-25

Distance 1.4km

RS = Recent sale

UN = Undisclosed Sale

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