

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 (*Delete single price or range as applicable)

Single Price		or range between	\$1,150,000	&	\$1,250,000
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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 ^{RS} 1230000 Sold Date 06-Dec-25
Distance 1.75km



80 DENYS STREET FAWKNER VIC
3060

4 1 3

Sold Price ^{RS} 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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