

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

146 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

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 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

3/12 TREVANNION STREET GLENROY VIC 3046	\$697,500	02-Sep-25
1/124 EVELL STREET GLENROY VIC 3046	\$735,000	19-Dec-25
8/182 GLENROY ROAD GLENROY VIC 3046	\$720,000	12-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: 22 January 2026


**3/12 TREVANNION STREET
GLENROY VIC 3046**
 3  2  2

Sold Price

\$697,500

Sold Date **02-Sep-25**

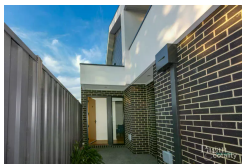
Distance **1.79km**

**1/124 EVELL STREET GLENROY VIC
3046**
 3  2  1

Sold Price

^{RS} **\$735,000**

Sold Date **19-Dec-25**

Distance **0.18km**

**8/182 GLENROY ROAD GLENROY
VIC 3046**
 3  2  2

Sold Price

\$720,000

Sold Date **12-Nov-25**

Distance **1.82km**
RS = Recent sale

UN = Undisclosed Sale

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