

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

1/32 JUSTIN 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

or range
between

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,000

Property type

House

Suburb

Glenroy

Period-from

01 Feb 2025

to

31 Jan 2026

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

14A BOURCHIER STREET GLENROY VIC 3046	605000	13-Nov-25
1/6 APSLEY STREET GLENROY VIC 3046	640000	13-Dec-25
1/27 HAROLD STREET GLENROY VIC 3046	665000	23-Oct-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.~~

This Statement of Information was prepared on: 16 February 2026



14A BOURCHIER STREET GLENROY VIC 3046 Sold Price **605000** Sold Date **13-Nov-25**
Distance **0.59km**

 2  1  1



1/6 APSLEY STREET GLENROY VIC 3046 Sold Price **640000** Sold Date **13-Dec-25**
Distance **0.78km**

 2  1  2



1/27 HAROLD STREET GLENROY VIC 3046 Sold Price **665000** Sold Date **23-Oct-25**
Distance **0.92km**

 2  1  1



38 EVERARD STREET GLENROY VIC 3046 Sold Price **630000** Sold Date **28-Oct-25**
Distance **0.69km**

 2  1  1



1 KING STREET GLENROY VIC 3046 Sold Price **590000** Sold Date **20-Dec-25**
Distance **1.47km**

 2  1  1



94 EVELL STREET GLENROY VIC 3046 Sold Price **735000** Sold Date **15-Oct-25**
Distance **0.91km**

 2  2  2

RS = Recent sale UN = Undisclosed Sale

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**42/16-24 BOX FOREST ROAD
GLENROY VIC 3046**

2 1 1

Sold Price ^{RS} **300000** ^{UN} Sold Date **15-Jan-26**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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