

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

11/85 CHAPMAN 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2025

to

28 Feb 2026

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

3/22 LYTTON STREET GLENROY VIC 3046	\$550,000	03-Oct-25
1/7 GLADSTONE PARADE GLENROY VIC 3046	\$533,000	13-Mar-26

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: 16 March 2026

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**3/22 LYTTON STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

\$550,000

Sold Date

03-Oct-25

Distance

0.16km



**1/7 GLADSTONE PARADE
GLENROY VIC 3046**

 2  2  1

Sold Price

^{RS} **\$533,000**

Sold Date

13-Mar-26

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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