

# 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 4A MELBOURNE AVENUE 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 \$900,000 & \$950,000

### Median sale price

Median price \$967,500 Property type House Suburb Glenroy

Period - From APR 2025 to MAR 2026 Source realestate.com.au

### 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 six 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
115A CARDINAL ROAD GLENROY VIC 3046	\$980,000	13/03/2026
115B CARDINAL ROAD GLENROY VIC 3046	\$970,000	13/03/2026
123B EVELL STREET GLENROY VIC 3046	\$963,500	13/03/2026

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 six months.~~

This Statement of Information was prepared on: 07 APRIL 2026