

## 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

40B BEATTY 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Glenroy

Period-from

01 May 2025

to

30 Apr 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

86 TARANA AVENUE GLENROY VIC 3046	\$1,150,000	27-Apr-26
109B SOUTH STREET HADFIELD VIC 3046	\$1,185,000	15-Dec-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.

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86 TARANA AVENUE GLENROY  
VIC 3046

 4  2  1

Sold Price <sup>RS</sup> \$1,150,000 Sold Date 27-Apr-26

Distance 1.83km



109B SOUTH STREET HADFIELD  
VIC 3046

 4  3  2

Sold Price \$1,185,000 Sold Date 15-Dec-25

Distance 1.91km

RS = Recent sale UN = Undisclosed Sale

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