Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 24/11/2026

Property offered for sale

Address
Including suburb and postcode: 1/37 Clovelly Avenue, Glenroy Victoria 3046

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	3	2	1	115.40m2	243m2

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between $630,000 & $660,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $691,750 Property type *UNIT* Suburb Glenroy

Period: from 01/07/2026 to 30/09/2026 Source REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
1/132 Widford Street, Glenroy	$650,000	14/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	3	2	1	128m2	231m2

Comparable property 2

Address	Sale price	Date of sale
1/19 Trevannion Street, Glenroy	$675,000	18/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	3	1	1	110m2	228m2

Comparable property 3

Address	Sale price	Date of sale
2/11 Menana Road, Glenroy	$698,000	20/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
Townhouse	3	2	1	110m2	176m2

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$630,000
Unconditional sale date	24/11/2026